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UNIVERSITY OF CALIFORNIA



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2004 0469

Amendments to the Land Use Element of the General Plan since its adoption in May, 1994 up to August, 2002

Project Information

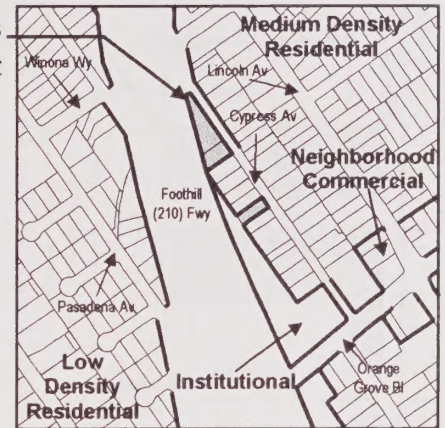
1

New Horizons General Plan Amendment 651 N. Orange Grove Avenue

General Plan Amendment changing the land use designation from Institutional to Low-Medium Density Residential (LMDR, 2 dwelling units per lot).

Resolution No.: 7527 - Adopted August 25, 1997

Location of New Horizons General Plan Amendment



2

Lincoln & Mountain Townhomes General Plan Amendment 415 W. Mountain Street

General Plan Amendment changing the land use designation from Low Density Residential (LDR, 0-6 dwelling units/acre) to Neighborhood Commercial.

Resolution No.: 7381 - Adopted June 24, 1996

Location of Lincoln & Mountain Townhomes General Plan Amendment



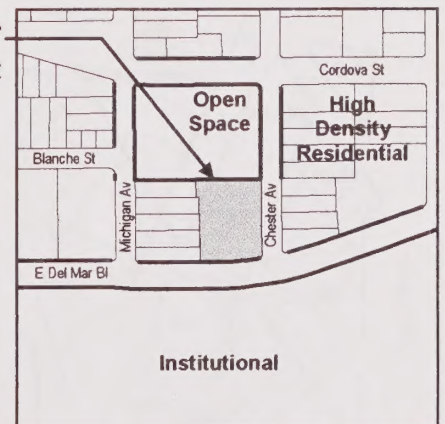
3

South Chester General Plan Amendment 263 S. Chester Avenue

General Plan Amendment changing the land use designation from High Density Residential (HDR, 0-48 dwelling units/acre) to Institutional.

Resolution No.: 7527 - Adopted August 25, 1997

Location of South Chester General Plan Amendment



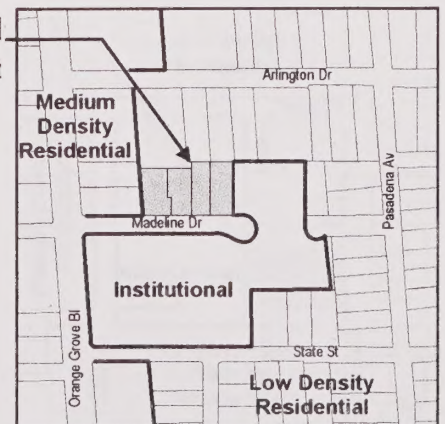
4

Westridge School General Plan Amendment 324 Madeline Drive

General Plan Amendment changing the land use designation from Low Density Residential (LDR, 0-6 dwelling units/acre) to Institutional.

Resolution No.: 7057 - Adopted January 25, 1994

Location of Westridge School General Plan Amendment





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Amendments to the Land Use Element of the General Plan since its adoption in May, 1994 up to August, 2002

Project Information

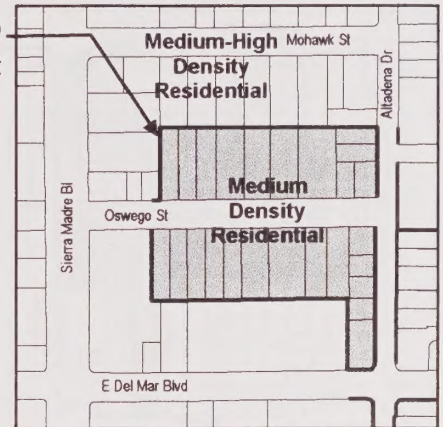
5

Oswego General Plan Amendment Sierra Madre/Altadena/Mohawk/Del Mar area

General Plan Amendment changing the land use designation from Medium Density Residential (MDR, 0-16 dwelling units/acre) to Medium-High Density Residential (MHDR, 0-32 dwelling units/acre).

Resolution No.: 7792 - Adopted August 16, 1999

Location of Oswego General Plan Amendment



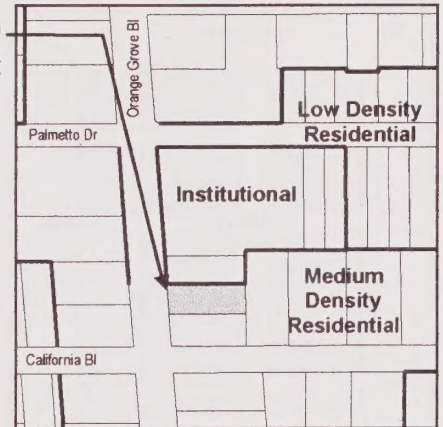
6

Valley Hunt Club General Plan Amendment 520 S. Orange Grove Boulevard

General Plan Amendment changing the land use designation from Medium Density Residential (MDR, 0-16 dwelling units/acre) to Institutional.

Resolution No.: 79882 - Adopted April 2, 2001

Location of Valley Hunt Club General Plan Amendment



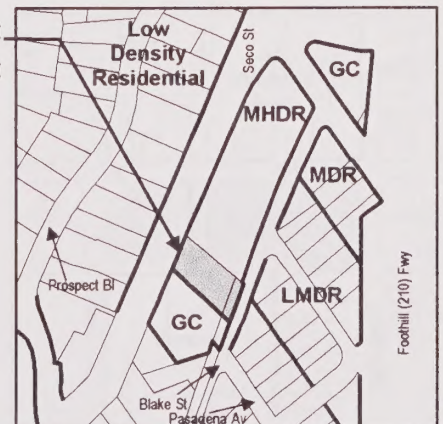
7

Seco Street General Plan Amendment 982 Seco Street

General Plan Amendment changing the land use designation from Medium-High Density Residential (MHDR, 0-32 dwelling units/acre) to General Commercial.

Resolution No.: 7708 - Adopted December 14, 1998

Location of Seco Street General Plan Amendment



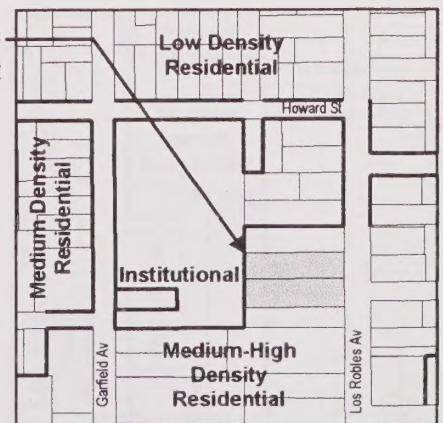
8

Pasadena Christian School General Plan Amendment 1475 & 1487 N. Los Robles Avenue

General Plan Amendment changing the land use designation from Medium-High Density Residential (MHDR, 0-32 dwelling units/acre) to Institutional.

Resolution No.: 7708 - December 14, 1998

Location of Pasadena Christian School General Plan Amendment





Enrollment Trends, 1990-1997

The enrollment trends from 1990 to 1997 show a steady decline in the number of students enrolled in the Department of Education. This decline is primarily due to the aging of the population and the resulting decrease in the number of children of school age. The enrollment in 1997 was slightly higher than in 1996, but the overall trend remains downward.



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Amendments to the Land Use Element of the General Plan since its adoption in May, 1994 up to August, 2002

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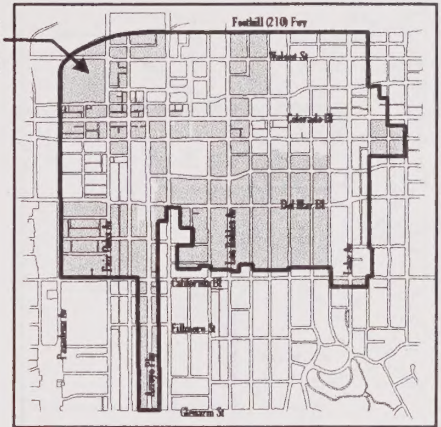
9

Central District Height Limits General Plan Amendment Remaining areas within the Central District

General Plan Amendment removing reference to building height limit in terms of stories and maintain existing height limit of sixty (60) feet.

Resolution No.: 7662 - Adopted August 10, 1998

Location of Central District Remaining Areas General Plan Amendment



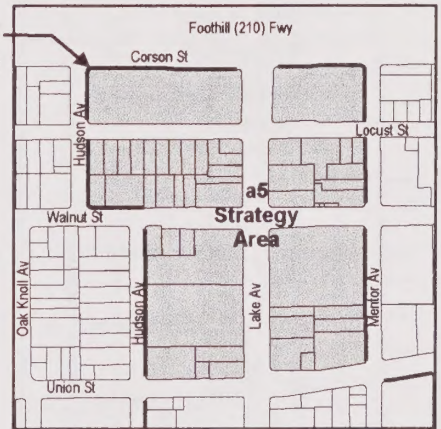
10

"a5 Lake Avenue Office Area – Del Mar/Cordova to the Freeway" subarea of the Central District

General Plan Amendment to permit residential uses in this specific portion of subarea "a5" of the Central District parcels on the land north of Union Street, which do not front onto Lake Avenue. New housing units may be allocated to this area from the number provided in the "Remaining Areas" of the Central District, and will replace total nonresidential square footage in subarea "a5" at the rate of 850 sq. Ft. for each housing unit.

Resolution No.: 7754 - Adopted April 26, 1999
(superceded by General Plan Amendment #14)

Location of Portion of a5 Strategy Area General Plan Amendment



11

Paseo Colorado General Plan Amendment Civic Center Master Plan Area

General Plan Amendment to expand the boundaries of the a7 (Civic Center Master Plan) strategy area of the Central District to incorporate the Paseo Colorado site.

Resolution No.: 7812 - Adopted October 18, 1999

Location of Paseo Colorado Site Added to a7 Strategy Area General Plan Amendment



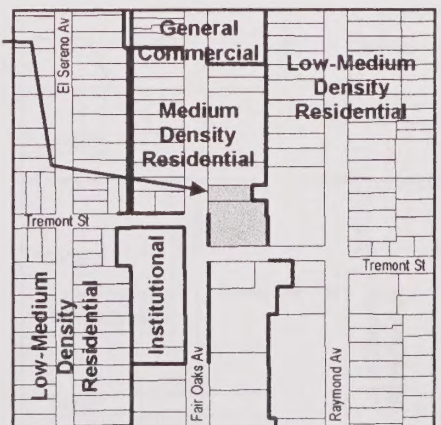
12

Fair Oaks/Tremont General Plan Amendment 1880-1900 N. Fair Oaks Avenue

General Plan Amendment changing the land use designation from Medium Density Residential (MDR, 0-16 dwelling units/net acre) to Institutional.

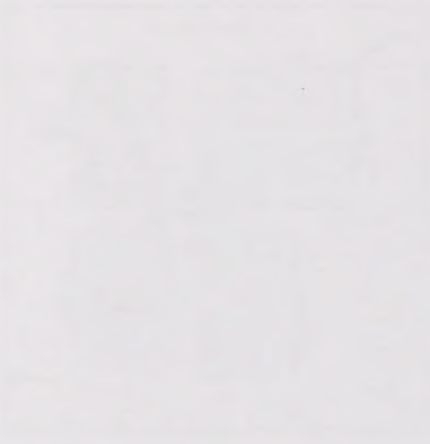
Resolution No.: 7853 - Adopted March 27, 2000

Location of Fair Oaks/Tremont General Plan Amendment





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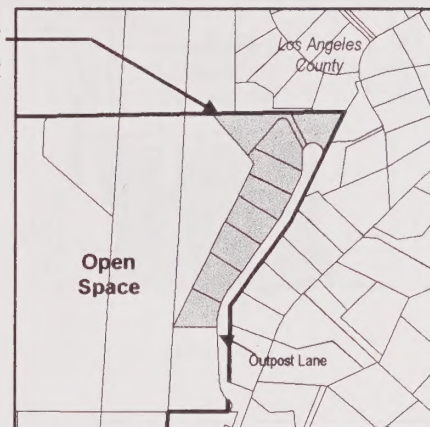
13

Outpost Lane General Plan Amendment 1703-1735 Outpost Lane

General Plan Amendment changing the land use designation from Open Space to Low Density Residential (LDR, 0-6 dwelling units/net acre).

Resolution No.: 8803 - Adopted August 13, 2001

Location of Outpost Lane General Plan Amendment



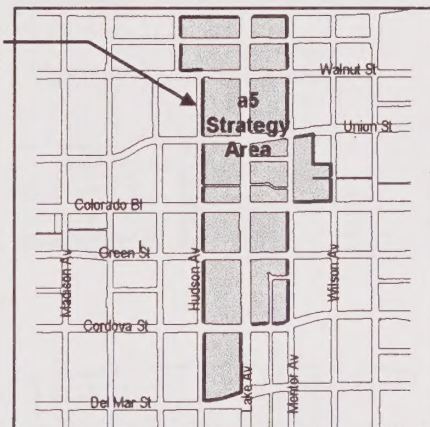
14

“Lake Avenue Office Area – Del Mar/Cordova to the Freeway” Subarea a5 of Central District Specific Plan

General Plan Amendment to permit residential uses in subarea a5 of the Central District Specific Plan on the parcels of land north of Del Mar/Cordova to the 210 Freeway. Projects facing South Lake Avenue and Green Street must devote 50% or more of the square footage to non-residential uses. Residential uses are not permitted on the ground floor, except the entrances to residential units. Housing facing Mentor, Hudson, and Catalina Avenues are not required to have a mixed-use component and may have residential uses on the ground floor. New housing units will be allocated from the “Remaining Areas” of the Central District, and will replace non-residential square footage in subarea a5 at the rate of 850 square feet for each housing unit.

Resolution No.: 8033 - Adopted August 13, 2001

Location of a5 Strategy Area General Plan Amendment



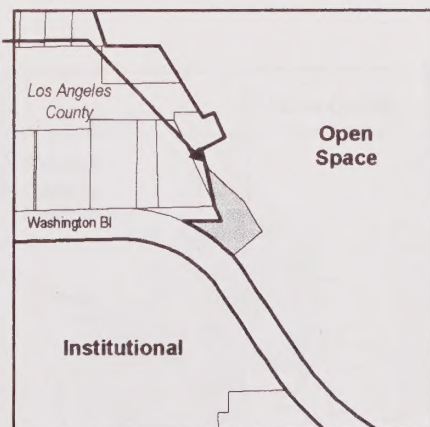
15

East Washington General Plan Amendment 2685 E. Washington Boulevard

General Plan Amendment changing the land use designation from Open Space to Neighborhood Commercial.

Resolution No.: 8813 - Adopted November 19, 2001

Location of East Washington General Plan Amendment



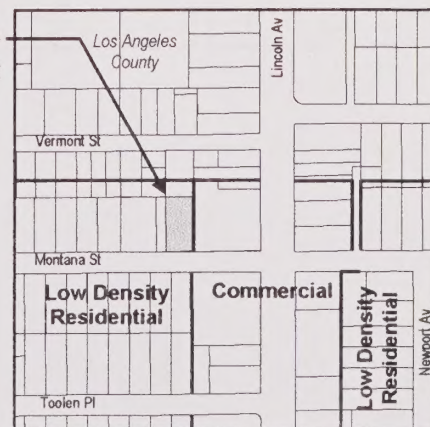
16

Lincoln/Montana General Plan Amendment 2051-2059 Lincoln Avenue

General Plan Amendment changing the land use designation from Low Density Residential (LDR, 0-6 dwelling units/net acre) to General Commercial.

Resolution No.: 8072 – Adopted January 14, 2002

Location of Lincoln/Montana General Plan Amendment





The graph shows a linear decrease in value over time. The value starts at 10 and reaches 0 by time 10. This represents a constant rate of decrease of 1 unit per time unit.



The graph shows a linear increase in value over time. The value starts at 0 and reaches 10 by time 10. This represents a constant rate of increase of 1 unit per time unit.



The graph shows a constant value of 5 over time. The value does not change as time progresses, indicating a rate of change of 0.



The graph shows a fluctuating trend in value over time. The value starts at 5, peaks at 8, dips to 3, rises to 6, and ends at 9. This indicates a non-linear relationship between value and time.

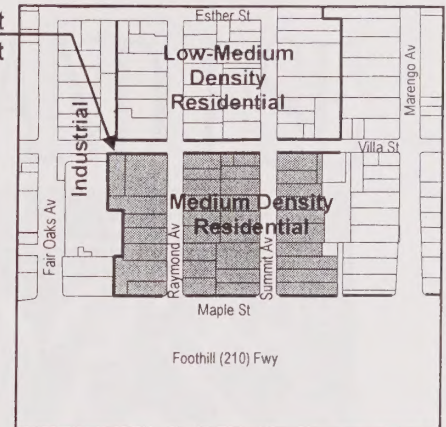
Project Information

**17 Raymond/Summit
General Plan Amendment
Raymond/Summit/Villa/Maple Area**

General Plan Amendment changing the land use designation from Medium Density Residential (MDR, 0-16 dwelling units/net acre) to Low-Medium Density Residential (LMDR, 2 dwelling units per lot).

Resolution No.: 8142 - Adopted August 19, 2002

Location of Raymond/Summit
General Plan Amendment

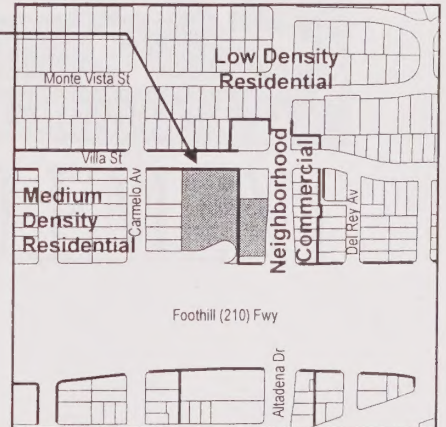


**18 Altadena/Villa
General Plan Amendment
435 N. Altadena Drive**

General Plan Amendment changing the land use designation from Neighborhood Commercial and Medium Density Residential (MDR, 0-16 dwelling units/ acre) to Medium-High Density Residential (MHDR, 0-32 dwelling units/net acre).

Resolution No.: 8142 - Adopted August 19, 2002

Location of Altadena/Villa
General Plan Amendment



**19 Westridge School
General Plan Amendment
235 Madeline Drive**

General Plan Amendment changing the land use designation from Low Density Residential (LDR, 0-6 dwelling units/acre) to Institutional (PS).

Resolution No.: 8192 - Adopted December 9, 2002

Location of Westridge School
General Plan Amendment

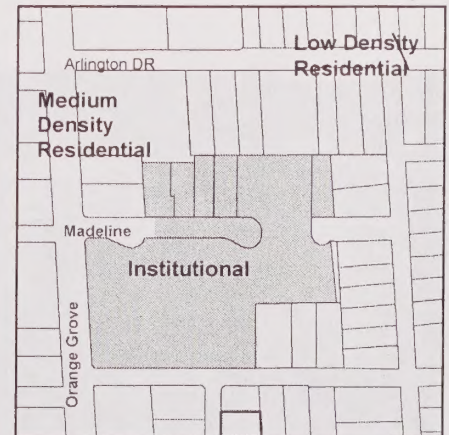




FIGURE 1
Diagram illustrating the position of the patient during the examination.

The patient is positioned on the examination table with the head and neck extended forward and the arms raised above the head.

The patient is then instructed to breathe deeply and hold the breath for a few seconds. The examiner then palpates the area of interest.

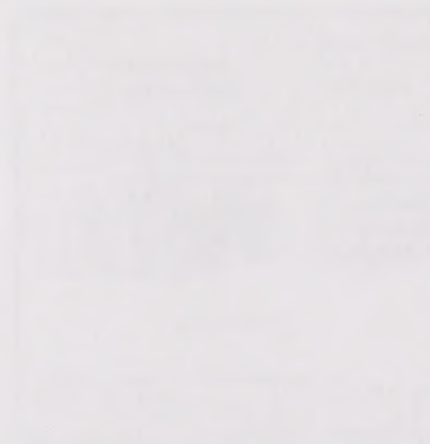


FIGURE 2
Diagram illustrating the position of the patient during the examination.

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FIGURE 3
Diagram illustrating the position of the patient during the examination.

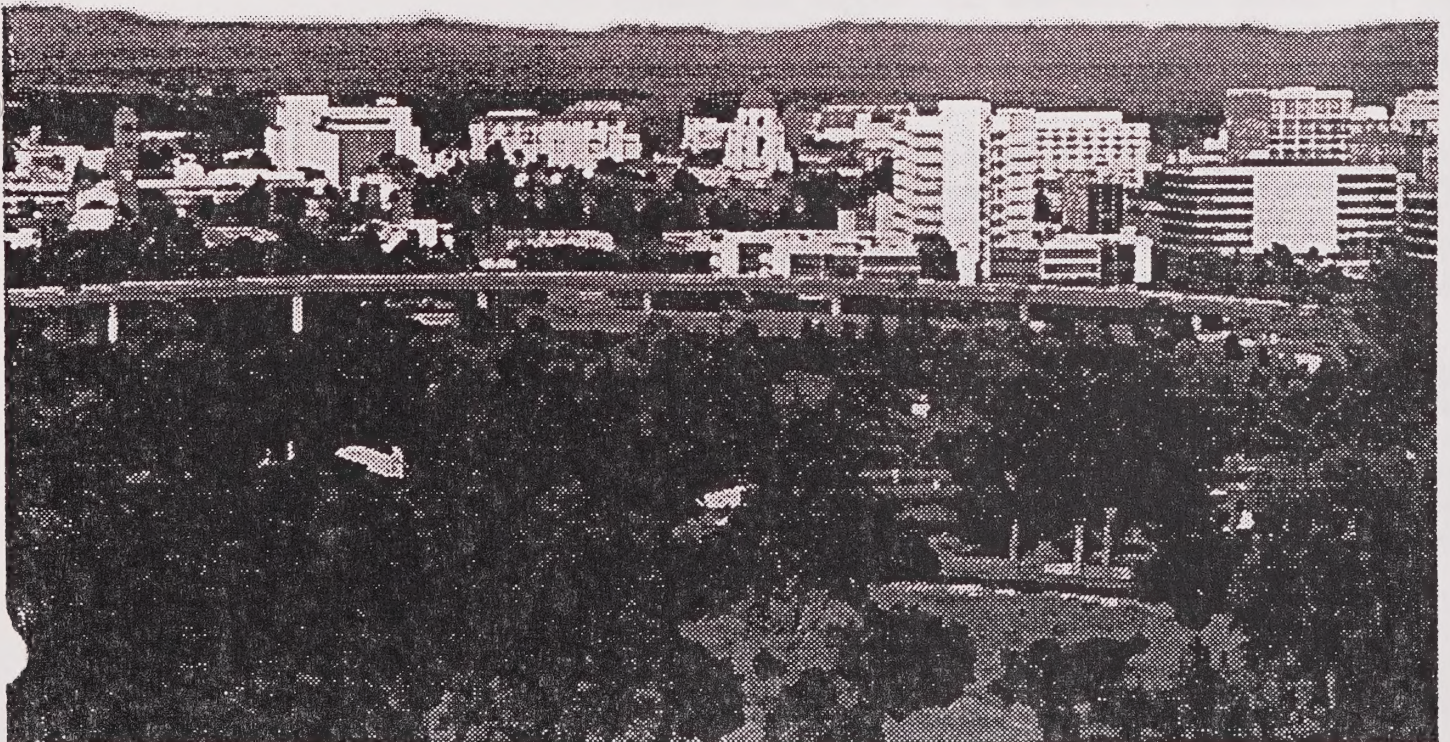
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LAND USE



ELEMENT

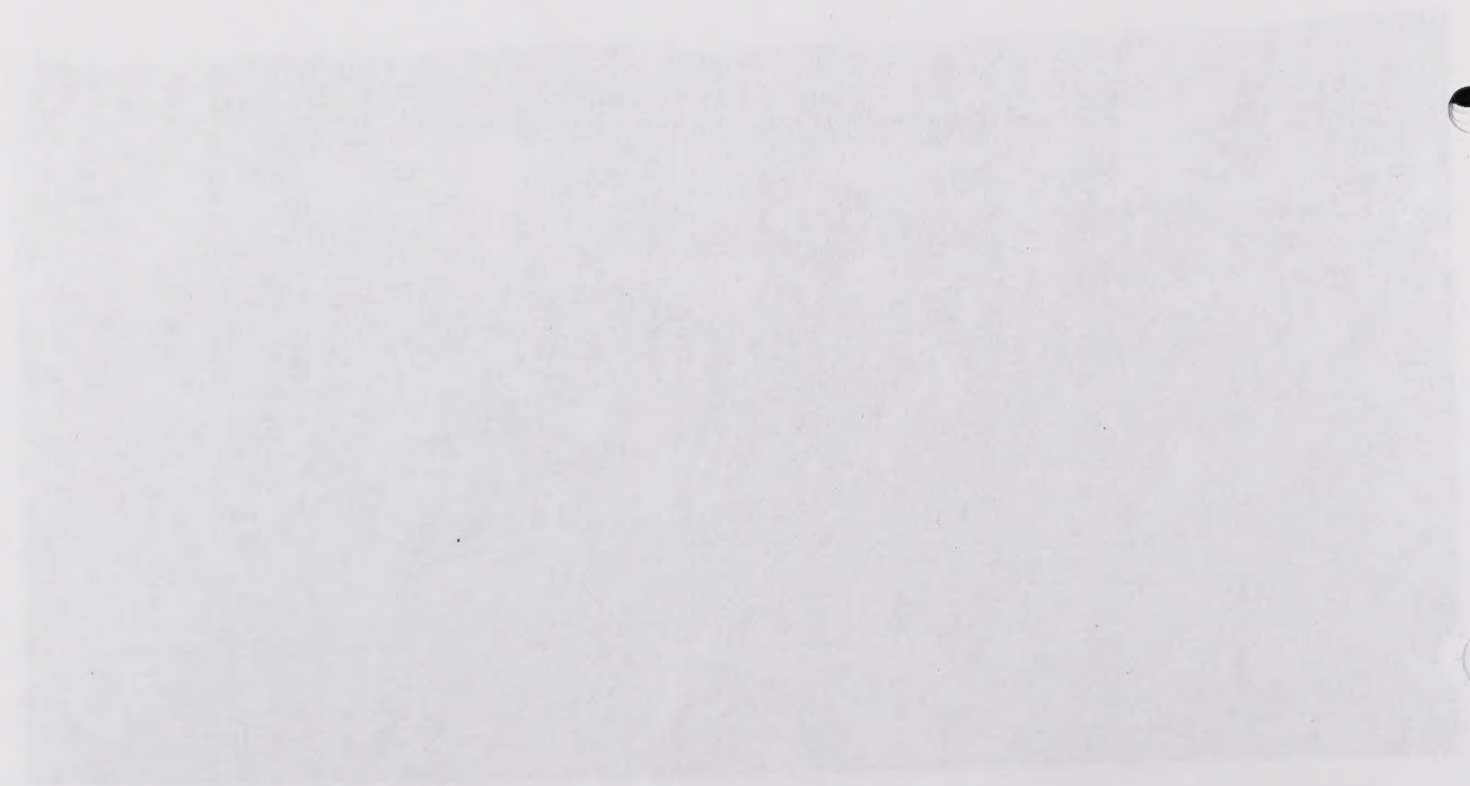


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II. LAND USE ELEMENT

A. OVERVIEW



The Land Use Element targets higher density development into specific areas in order to protect residential neighborhoods and to create mixed use urban environments oriented to transit and pedestrian activity. This targeted development will be of high quality and reflect the historic scale and character of Pasadena while ensuring the continued vitality of Pasadena's economy.

The Land Use Element advocates several strategies for targeting growth. Specific plans determine precise land use patterns, zoning, setbacks, and design within defined boundaries. Specific plans will be used in seven major targeted development areas: The Central District; West Gateway; South Fair Oaks Biomedical Center; East Colorado Boulevard; East Pasadena; North Lake; and Fair Oaks/Orange Grove. All seven areas will emphasize their linkages to transit by clustering mixed use projects near light rail stations and along Lake Avenue and Colorado Boulevard. Each specific plan area will have a different overall focus. For example, the Central District's role as the city's urban core will be strengthened by encouraging urban villages, live-work spaces, in-town housing and cultural and entertainment opportunities. East Pasadena seeks to enhance the city's job base by providing land reserved for light industrial uses. The Land Use Element outlines the objectives for each specific plan area and defines the amount and mix of land uses that will be allowed.

In addition, redevelopment areas will absorb sufficient development to accomplish the objectives which have been established for these areas. The redevelopment areas which are located in Northwest Pasadena include Fair Oaks, Lincoln Avenue, Villa Parke and Lake/Washington and are supported by the General Plan. The Land Use Element also supports the continued implementation of the Northwest Enterprise Zone Program to encourage the retention and expansion of existing businesses and the creation of jobs for Pasadena residents.

Finally, the potential for development in other parts of the city will be reduced through rezonings to enhance and encourage the status of the targeted development areas as the preferred location for growth. To reinforce the priority of the need for affordable housing, it is encouraged throughout the City by exempting it from limits on residential growth.

Targeted development will not compromise the quality of life. The Land Use Element contains policies to provide safe and well-designed public spaces, preserve the city's heritage, ensure the accessibility of human services, and foster our stewardship of the natural environment. The community residents are encouraged to actively participate in decisions that effect them, including land use policy and specific development proposals.

BACKGROUND

California law requires the Land Use Element to designate the proposed general distribution and general location and extent of the uses of land for various categories of private and public uses, and provide building intensity and population density standards. The Land Use Element consists of objectives, policies and a diagram which, taken together, comprise a unified set of policies for future growth and development.

As required by law, the Comprehensive General Plan Revision Program will result in a Land Use Element that is internally consistent with the other elements of the City of Pasadena's Comprehensive General Plan, including the recently revised Housing Element (1989). In particular, the Land Use Element establishes a development pattern and densities which support the Mobility Element's strategies for reducing reliance on the automobile, and sets aside a supply of land of varying densities for increasing the potential for affordable housing, directs growth away from neighborhoods and historic resources, and provides for an urban core with a wide variety of mixed uses and activities.

Existing Land Use

Nearly 58% of Pasadena's acreage is devoted to residential uses of varying densities. An additional 9% of the land is allocated to commercial uses, including offices, restaurants and retail stores. Only 2% of the land is used for industrial purposes, such as manufacturing and warehousing. The remaining 31% of the land is distributed among open space/parks, institutional uses, or is vacant.

Approximately 800 acres, or 7% of the total land in the city, is currently vacant or used for surface parking. However, some 400 of these acres are in the hillside areas of the City and may not be easily developable due to topographical constraints. Therefore, absorbing new development and growth will largely involve redeveloping underutilized parcels and renovation of existing structures. This is due to the fact that Pasadena is primarily a "built-out" city.

Population and Demographics

Pasadena's total population grew during 1970-1990 from 113,327 to 131,591 people. Nearly three-fourths of that increase occurred between 1980 and 1990. The population increased by 13,041 people, or 11% for the decade.

The 1990 Census revealed four significant trends: the total population grew; the proportion of those in their early working years increased significantly; the diverse racial and ethnic mix became more balanced; and household sizes increased.

Based on Pasadena's growth during 1970-1990, a population of 152,798 may be projected for the year 2010, an increase of 16 percent over the 1990 population. The Southern California Association of Governments (SCAG) projects a population of approximately 20.5 million people in 2010 for the six counties in the region, an increase of approximately 40 percent over the 1990 population.



Housing



Since 1970, Pasadena's housing mix has shifted gradually from single-family to multi-family. Single-family homes have decreased both in total number and as a percentage of total housing. At the same time, there was a significant increase in multi-family dwellings, particularly developments containing five or more units per structure. This trend is expected to continue given land values, the lack of buildable land for single-family homes, and the serious shortage of housing.

If housing production continues at the rate of the 1970-1990 period, Pasadena will have 59,136 units in 2010, an increase of 12 percent over 1990. SCAG projects an increase of 32 percent in housing units during the same period for Los Angeles County, and of 45 percent for the six-county region.

Employment



Employment projections for the region and local area are extremely variable due to the restructuring of the national economy. In addition, accurate information concerning local employment totals is not presently available. It is estimated that 1990 employment in Pasadena totaled 95,170 jobs, based on the floor area of Pasadena structures available for non-residential use. Pasadena will provide 127,108 jobs in 2010, if non-residential development continues as projected in this Element. SCAG estimates that there were 4,640,681 jobs in Los Angeles County in 1990. The SCAG forecast for Los Angeles employment in 2010 is 5,699,072 jobs.

State and Regional Planning Efforts



Pasadena's local planning efforts must be responsive to various undertakings designed to improve regional and statewide growth management coordination. SCAG is presently revising the Regional Comprehensive Plan (RCP), which includes elements governing regional mobility, housing, air quality and growth management, among others. Development projections adopted by the City of Pasadena are consistent with those given in the Draft RCP. SCAG will adopt the RCP during 1994.

As part of the RCP effort, the City of Pasadena affiliated with the Arroyo-Verdugo and San Gabriel Valley subregions. Each subregion is responsible for developing subregional planning input to the RCP, and will also serve as the focal point for implementing federal, state and regional mandates.

The regional Air Quality Management Plan (AQMP) was approved by the Southern California Air Quality Management District and the SCAG in a joint meeting on March 17, 1989. The AQMP is a comprehensive control program that will bring the basin into compliance with all state and federal air quality standards. One of the provisions of the AQMP is that cities must address air quality issues in their general plans either by preparing a separate air quality element or by incorporating programs into other elements of their general plans. The City of Pasadena joined with the other members of the West San Gabriel Valley Planning Council to prepare a subregional AQMP.

In terms of mobility, Pasadena must coordinate with various regional transportation agencies including the California Department of Transportation (Caltrans), Los Angeles County Metropolitan Transportation Authority (LACMTA), South Coast Air Quality Management District (SCAQMD), the Tri-Cities Transportation Coalition and the San Gabriel Valley Coalition in addition to adjoining municipal jurisdictions and the County of Los Angeles.

In recognition of the regional aspects of growth management, legislation is being considered by the governor and the state legislature to address this important issue. Pasadena will continue to manage local growth through the General Plan in a manner consistent with state and regional policies.



In 1924, the cornerstone of the new Community Playhouse on South El Molino was laid. In 1937, the California State Legislature designated the Pasadena Playhouse as the official State Theatre.

LAND USE ELEMENT



OBJECTIVES & POLICIES

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B. OBJECTIVES AND POLICIES



This section calls out the City's land use objectives and policies as they relate to each of the seven Guiding Principles of the General Plan. In conjunction with the Land Use Diagram, these objectives and policies are designed to ensure consistent interpretation of the General Plan, and to provide a focus for citywide decision making.

GROWTH WILL BE TARGETED TO SERVE COMMUNITY NEEDS AND ENHANCE THE QUALITY OF LIFE

Pasadena can absorb growth and still remain a healthy and vibrant community if this growth is managed and is in areas that can best accommodate it. The key is to target and concentrate appropriate growth into our downtown and along our major transit corridors such as the proposed light rail line, to create vibrant, pedestrian-oriented urban environments.

Targeting of the type and location of new growth allows us to enhance areas of the city that need improvement such as the Northwest and East Colorado Boulevard and add needed jobs and housing without increasing traffic or intruding on neighborhood quality of life. Similarly, parks and open space should be planned for and targeted to those areas where the need is greatest and where there will be increased housing densities.

A variety of types of development are necessary to Pasadena's future. In every case, however, the city expects the quality of development to reflect Pasadena's history and image.

The proposed light rail line connecting Pasadena to Los Angeles and to other destinations throughout the Los Angeles basin, provides an opportunity to target new development to accessible locations. The Central District and other targeted development areas are located near the stations or along the light rail route and will absorb development, jobs and housing that is beneficial to immediate neighborhoods and to the whole city.

Affordable housing is a significant community need, one which shapes the quality of life. Present and future residents of Pasadena, like people throughout the region, need housing affordable at a variety of income levels. Though nearly all of the City's supply of rental housing is priced below the top of the moderate (middle)-income rental range, nearly half of the city's renters, and especially those with low and very low incomes, now pay more than 30 percent of their incomes for rent. To meet the housing needs, housing will be targeted at many of the transit stations and in the downtown, while affordable housing will be distributed throughout the city.

OBJECTIVE 1 - TARGETED DEVELOPMENT: Direct higher-density development away from Pasadena's residential neighborhoods and into targeted areas, creating an exciting urban core with diverse economic, housing, cultural and entertainment opportunities.

Policy 1.1 - Targeted Development Areas: Geographical areas have been identified where the bulk of future economic development is to occur.

Policy 1.2 - Specific Plans: For identified targeted development areas, as a principal implementation tool, utilize Specific Plans containing development standards, distribution of land uses, infrastructure requirements and implementation measures.

Policy 1.3 - Transit-Oriented and Pedestrian-Oriented Development: Within targeted development areas, cluster development near light rail stations and along major transportation corridors thereby creating transit oriented development "nodes" and encouraging pedestrian access.

Policy 1.4 - Mixed Use: Authorize and encourage Mixed Use development in targeted areas, including in-town housing, live-work spaces, and in-town commercial uses.

Policy 1.5 - Urban Villages: Authorize and encourage Urban Villages where appropriate and feasible in the urban core.

Policy 1.6 - Neighborhood Commercial: Encourage the provision of businesses that serve residents within walking distance of homes.

Policy 1.7 - Neighborhood Centers: In order to provide a focus and community center for neighborhoods, encourage the clustering of community-oriented services and amenities in and near residential neighborhoods, including schools, branch libraries, open space and parks including "tot lots", and limited neighborhood commercial uses.

Policy 1.8 - Northwest Pasadena: Revitalize Northwest Pasadena by implementing the Northwest Enterprise Zone and the Northwest Community Plan.

Policy 1.9 - Other Geographical Areas: Limit development outside targeted development areas.

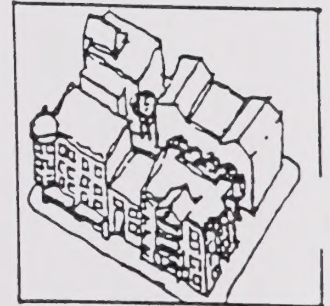
Policy 1.10 - Capital Improvements: Approve new City capital improvements consistent with concentrated development under Specific Plans for targeted development areas, while emphasizing maintenance and upgrades in areas outside targeted areas.

OBJECTIVE 2 - OPEN SPACE: Preserve and acquire open space in targeted development areas and residential areas of the City in order to enhance the quality of Pasadena life.

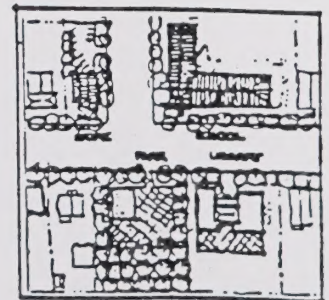
Policy 2.1 - Neighborhood Parks: Preserve, enhance and acquire parks in residential areas, with emphasis on planning for and locating parks within walking distance of multi-family housing.



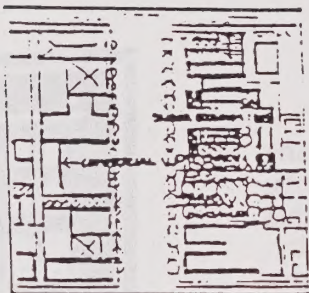
MIXED USE



URBAN VILLAGE



NEIGHBORHOOD CENTER



URBAN PARKS

Policy 2.2 - Urban Parks: Continue and complete efforts to enhance Central Park and Memorial Park.

Policy 2.3 - Urban Open Spaces: Encourage and require, where feasible, the incorporation of publicly accessible urban open spaces, including parks, courtyards, water features, gardens, passageways and plazas, into public improvements and private projects.

OBJECTIVE 3 - AFFORDABLE HOUSING: Encourage the retention and creation of affordable housing throughout Pasadena by providing sufficient land and densities to develop new affordable housing.

Policy 3.1 - Exemption for Affordable Housing: Allow development of residential units exceeding targeted development area if the units are ownership units affordable to moderate, low and very low income households, rental units affordable to low or very low income households, or senior housing.

Policy 3.2 - Density: Increase densities in certain areas, including Mixed Use and Urban Village areas, to encourage the production of affordable housing - ownership units affordable to moderate, low and very low income households, rental units affordable to low or very low income households, or senior housing.

OBJECTIVE 4 - LIMITED DEVELOPMENT: Development citywide shall be limited to the building intensity levels established in this Element.

Policy 4.1 - Zoning: Establish zoning designations and standards which are consistent with the Citywide intensity standards established in this Element.

Policy 4.2 - City Priorities: New development projects shall provide the land uses identified as City priorities in this Element.

**CHANGE WILL BE HARMONIZED
TO PRESERVE PASADENA'S
HISTORIC CHARACTER AND ENVIRONMENT**

The principle of harmonizing change and preserving the existing environment is of tremendous importance to Pasadena residents. Harmonizing change requires that new development and other physical alterations respect the existing character and scale of the city. Change and development must be accomplished in a fashion that enhances and blends with Pasadena's existing qualities, both physical and social. Regardless of style, new development should be carefully and sensitively designed.

Development should respect existing social fabric as well as the natural and built environment. Housing should be provided not only for future residents of Pasadena but also for present residents and their families.

Open spaces and streets should be as carefully designed and preserved as buildings. The city's public spaces are as important to its citizens as its buildings. Priority should be given to updating the Open Space Element. It will become the Green Space Element of the General Plan, addressing urban open spaces, urban forestry, parks, and natural areas and reflecting the concerns and desires of the residents.

OBJECTIVE 5 - CHARACTER AND SCALE OF PASADENA: Preservation of Pasadena's character and scale, including its traditional urban design form and historic character, shall be given highest priority in the consideration of future development.

Policy 5.1 - Urban Design Principles: Apply city-wide urban design principles to complement the scale and quality of the best of our architectural and urban design traditions.

Policy 5.2 - Urban Design Guidelines: Adopt urban design guidelines for each targeted development area and/or each identifiable design district in Pasadena.

Policy 5.3 - Character and Identity: Urban design programs, including principles and guidelines, shall reinforce the City's unique character, scale and identity.

Policy 5.4 - Neighborhood Character and Identity: Urban design programs, including principles and guidelines, shall recognize, maintain and enhance the character and identity of existing residential and commercial neighborhoods.

Policy 5.5 - Architectural and Design Excellence: The City shall actively promote architectural and design excellence in buildings, open space and urban design and shall discourage poor quality development.

Policy 5.6 - Human Values: Future development should reflect concern for the well-being of citizens - for workers, visitors, neighbors and passersby - and should embody the cultural values of the community; it should be accommodating, inspiring, inviting, and enduring.



Policy 5.7 - Enhanced Environment: Development should be shaped to improve the environment for the public; it should support the distinctiveness of the locality and region as well as the special characteristics of the existing fabric of the site's immediate surroundings.

Policy 5.8 - Imagination and Creativity: Encourage creative responses and solutions at many scales and levels of development on the part of the various peoples and cultures involved in designing and creating places.

Policy 5.9 - Contextual and Compatible Design: Urban design programs shall ensure that new development shall respect Pasadena's heritage by requiring that new development respond to its context and be compatible with the traditions and character of Pasadena, and shall promote orderly development which is compatible with its surrounding scale and which protects the privacy, and access to light and air of surrounding properties.

Policy 5.10 - Spatial Attributes: Promote development that creates and enhances positive spatial attributes of major public streets, open spaces, cityscape and mountain sight lines and important "gateways" into the City.

Policy 5.11 - Public Awareness: Promote a greater public awareness of the architectural, urban design and cultural heritage of the City.



Constructed in 1908, the Gamble House was designed by the architectural firm, Greene and Greene.

OBJECTIVE 6 - HISTORIC PRESERVATION: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.

Policy 6.1 - Historic Inventory: Identify, document and evaluate the significance of individual historic and cultural resources and districts by conducting a Citywide historic resource survey and continuing the City's long-range program of conducting intensive surveys of the City's historic neighborhoods.

Policy 6.2 - Protection of Historic and Cultural Resources: Adopt new legislation to protect historic and cultural resources according to levels of significance and include provisions to deter the demolition of historically, architecturally and culturally significant structures.

Policy 6.3 - Adaptive Reuse: Encourage and promote the adaptive reuse of Pasadena's historic resources.

OBJECTIVE 7 - RESIDENTIAL NEIGHBORHOODS: Preserve the character and scale of Pasadena's established residential neighborhoods.

Policy 7.1 - Mansionization: Ensure that all new development in residential neighborhoods discourages mansionization.

Policy 7.2 - Subdivisions: Where subdivision of existing lots is proposed, provide that the resultant lots in the proposed subdivision are consistent with the prevailing size and character of lots in the immediate vicinity, and that the subdivision would not have a substantial adverse impact on adjacent residences.

Policy 7.3 - Unimproved Streets: No development on unimproved streets will be approved until adequate infrastructure improvements are in place or will be made.

Policy 7.4 - Infrastructure Improvements: Continue to implement capital improvements which will maintain or rehabilitate infrastructure, including improvements related to upgrading the water supply system and sewer system.

Policy 7.5 - Zoning Code Enforcement: Upgrade and improve zoning code enforcement in residential neighborhoods.

Policy 7.6 - Hillsides: In recognition of the special character of the hillsides throughout the City, continue strict protections through city grading and hillside ordinances.

OBJECTIVE 8 - HOUSING SUPPLY: Encourage retention of Pasadena's existing supply of affordable housing.

Policy 8.1 - Second Unit: Support retention of existing units in specified zoning districts by allowing development of a single additional unit on a lot.

Policy 8.2 - Replacement of Affordable Housing: Mitigate the loss of existing affordable housing units by requiring applicants for certain projects to replace affordable housing demolished for new construction.

OBJECTIVE 9 - OPEN SPACE PRESERVATION AND ACQUISITION: Preserve and acquire open space in Pasadena in order to enhance the quality of Pasadena life.

Policy 9.1 - Open Space Corridors: Development of open space corridors, easement and acquisition programs and trails shall be established where feasible.

Policy 9.2 - Arroyo Seco: Continue and complete comprehensive planning for, and implementation of, plans for the Arroyo, including restoration of the natural area of the Lower Arroyo and the development of the Hahamongna Watershed Park Plan.

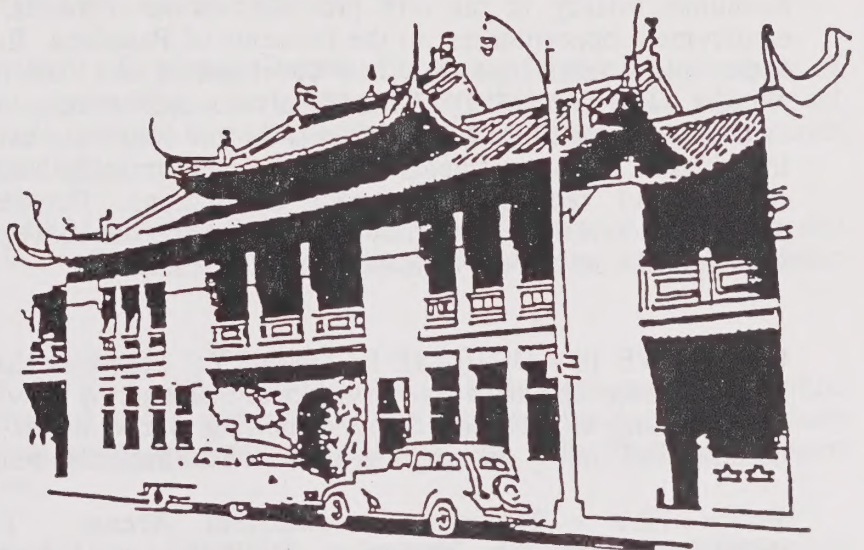
Policy 9.3 - Eaton Canyon: Identify and continue protection of Eaton Canyon as an open space and recreation area, and as a nature center.



During the 1890's the Hotel Green was a social and cultural center and included the annual ball of the Valley Hunt Club amongst its events.

Policy 9.4 - Adequate Open Space: Provide an adequate total quantity and equitable distribution of public or publicly accessible open spaces throughout the City.

Policy 9.5 - Stewardship of the Natural Environment: Encourage and promote the stewardship of Pasadena's natural environment, including water conservation, clean air, natural open space protection, and recycling. Encourage the use of native, water conserving and regionally appropriate landscaping.



Designed by the leading architectural firm of Merston, Val Pelt and Mayberry, the Pacific Asia Museum was begun in 1924 to house Grace Nicholson's Asian art collection and display other art. The building is in the traditional Imperial Palace courtyard style of the National Arts Gallery in Taiwan and the Palace of Fine Arts in Beijing.

**ECONOMIC VITALITY WILL BE PROMOTED
TO PROVIDE JOBS, SERVICES,
REVENUES, AND OPPORTUNITIES**

Pasadena's quality of life depends in part on services provided by the city. The city addresses not only the need for health and safety but also the desire for well-kept neighborhoods and for services such as the library and recreation programs. A constrained fiscal environment requires that the city support a vigorous business community if services are to be delivered at their current level. Existing businesses must be maintained and allowed to expand; new businesses should be attracted.



Economic vitality in the city provides various benefits, including employment opportunities, to the residents of Pasadena. Employment opportunities result both from new development and from retention of existing businesses. Many of Pasadena's residents remain unemployed or underemployed because their skills do not match the existing jobs. In addition, many residents with advanced training and expertise commute to remote employment destinations. Pasadena should continue to serve as an employment center for the subregional area, but opportunities should be added for local residents.

OBJECTIVE 10 - DIVERSE ECONOMY: Pasadena shall promote a diverse economic base that serves local residents by providing jobs, by providing city revenues, by enhancing our dynamic social and cultural life, and by meeting the needs of international competition.

Policy 10.1 - Targeted Development Areas: Target new development into the urban core, the Northwest Enterprise Zone, along East Colorado, and into other specific growth areas.

Policy 10.2 - Transit Oriented Development: Within targeted development areas, cluster development near light rail stations and along major transportation corridors to maximize transit use by local businesses and employees.

Policy 10.3 - Business Expansion and Growth: Support the continuation or expansion of existing businesses in harmony with their surroundings and provide new spaces for growth and changing business requirements.

Policy 10.4 - Enterprise Zone: Revitalize Northwest Pasadena by implementing the Northwest Enterprise Zone program and the Northwest Community Plan.

Policy 10.5 - Industrial Businesses: Promote industrial development by protecting existing industrial districts and encouraging new industrial employers, and by restricting Industrial (IG) zoning districts to industrial businesses and ancillary retail and service activities, including, but not limited to restaurants and child care.

Policy 10.6 - New Business: Recruit new businesses to provide retail and other services, and employment and other opportunities for Pasadena residents and visitors.

Policy 10.7 - Streamlining: Provide a more stable and sound environment for investment and business decisions by reducing uncertainty and streamlining the land use entitlement approval process.

Policy 10.8 - Regional Economy: Attract and provide for Pasadena's share of the region's economic investment and development, including actively marketing and promoting Pasadena as a good place to do business, work and live, and supporting Pasadena's regional marketing strategies.

Mrs. Mary See of See's Candy lived at 462 S. Marengo. Her son, Charles, founded company in 1921.

Policy 10.9 - Healthy Business Community: Promote a strong, healthy business community to provide jobs for Pasadena residents, and a broad revenue base for the City.

Policy 10.10 - Regional Center: Encourage targeted development of cultural, scientific, corporate, entertainment and educational businesses and uses to promote Pasadena as a center of such activities in our region.

Policy 10.11 - Affordable Housing: Encourage the retention and creation of affordable housing throughout Pasadena for the local labor pool.

OBJECTIVE 11 - JOB OPPORTUNITIES: Encourage the retention and creation of job opportunities for Pasadena residents, particularly the underemployed and unemployed and jobs that can support families.

Policy 11.1 - Diversity: Support employment opportunities appropriate to the diversity of the City's varied population.

Policy 11.2 - Zoning Designations: Include zoning designations and standards to allow businesses and industries with job classifications at all income levels.

Policy 11.3 - Priority Opportunities: Adopt Specific Plans, zoning designations and development standards appropriate for priority employment opportunities, including: (a) industries requiring technical expertise; (b) uses associated with the manufacture of goods requiring skilled employees; (c) incubation of small businesses, both retail and service; (d) health care and senior care industries, bio-tech research, development and manufacturing facilities; (e) opportunities for crafts workers, artists, artisans and tradespeople and (f) environmental engineering.

Policy 11.4 - Job Training Facilities: Recognize and support the relocation needs of the Community Skills Center and other institutions providing job skills.

Policy 11.5 - Job Training and Placement: Create and support job linkage, training and placement programs, including encouraging private sector involvement.

Policy 11.6 - **Entrepreneurs:** Create opportunities for entrepreneurial activities that generate new employment and job training opportunities suitable to the existing and potential skill levels of unemployed and underemployed residents of areas such as Northwest Pasadena.

Policy 11.7 - **Increase Jobs:** Increase the number of job opportunities for the underemployed and unemployed Pasadena residents.

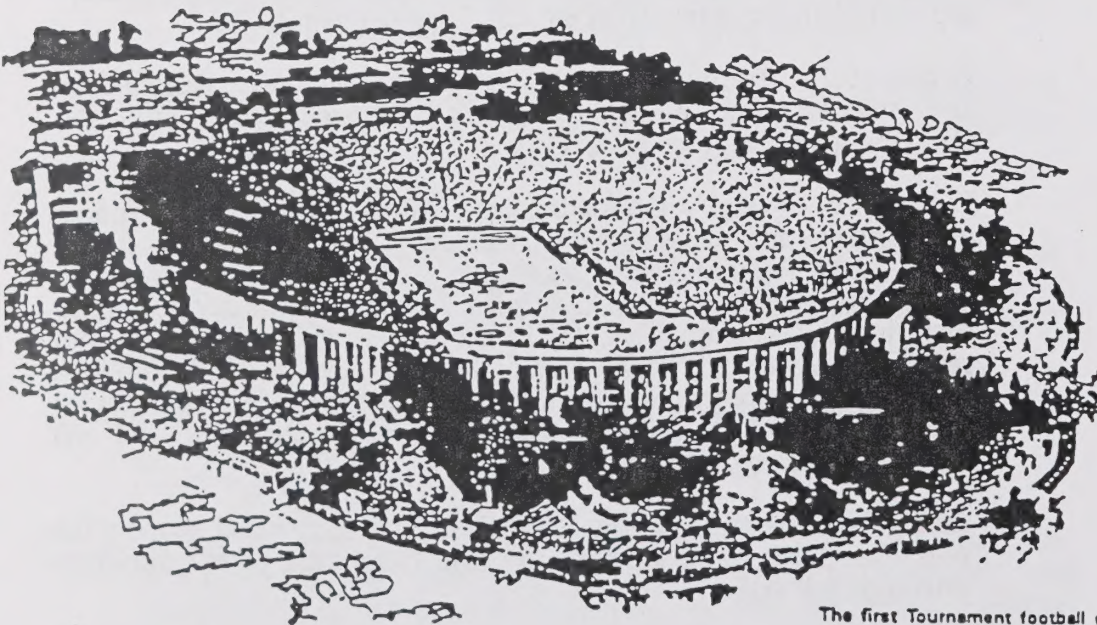
OBJECTIVE 12 - FISCAL HEALTH: Encourage a business climate that contributes to the City's fiscal well-being.

Policy 12.1 - **Retail:** Encourage retail and sales tax producing businesses to remain or expand in, or come to, Pasadena and promote healthy retail areas.

Policy 12.2 - **Development Mechanisms:** Encourage zoning districts and development mechanisms that will result in development which will produce continuing revenues to the City.

Policy 12.3 - **Pay Your Own Way:** Ensure that new development pays its own way rather than burdens existing businesses and residents with increased costs for services and infrastructure needs.

Policy 12.4 - **Budget Process:** Integrate the General Plan into the budget process, thereby using it to set priorities and allocate fiscal resources.



The first Tournament football game was played in 1902 in Tournament Park. The Rose Bowl constructed in 1922, designed by Myron Hunt, and the first "Rosebowl" game was played in 1923.

PASADENA WILL BE PROMOTED AS A HEALTHY FAMILY COMMUNITY



Land use patterns directly affect the quality of lives of families. For example, for the single parent without an automobile, public transportation to and from work, the proximity of child care to the workplace, and proximity and provision of services such as health care, education, recreation, and shopping are not just convenient but crucial to such a family's well-being.

"The City of Pasadena is committed to a policy that promotes the quality of life for our children, youth and families. The City recognizes that the well-being of Pasadena's children, youth and families is linked to the City's own health and well-being."

This statement is from the introduction to the "Status Report on Pasadena's Children, Youth and Families Report." In support of this commitment, the City prepared a Human Services Strategy and Management Action Plan and Human Services Planning Process. One aspect of this report was the City's participation in the California Healthy Cities Project. Objectives and policies from these documents are included here to reinforce the complementary relationship between these programs and the General Plan.

OBJECTIVE 13 - ADEQUATE SERVICES: Provide adequate support for businesses and institutions that serve the needs of Pasadena's diverse residents and families, including schools, hospitals, parks, child and adult day care centers, libraries, shelters, public auditoriums, clinics, social clubs and recreation centers.

Policy 13.1 - Support of Organizations: Support the needs of public, private and voluntary organizations and associations that provide important services to Pasadena's diverse community.

Policy 13.2 - Commitment: Promote a committed community in which the public, private, and voluntary organizations and associations work together effectively to improve the quality of Pasadena diverse social, cultural and economic life.

Policy 13.3 - Child care: Promote the adequate availability of child care facilities, including locating child care facilities at or near work sites, and locating child care facilities near transportation.

Policy 13.4 - Education: Promote public and private schools, support quality education for all students.

Policy 13.5 - Anticipate Needs: Ensure in the land use planning process that future needs will be met, such as meeting the expanding need for adult care facilities, and meeting the need to locate services near transportation.

OBJECTIVE 14 - ACCESSIBLE AND WELL-DESIGNED CITY: Promote a safe, well-designed, accessible and human-scale residential and commercial areas where people of all ages can live, work and play.



Policy 14.1 - Human Values: Pasadena development and growth policies should reflect concern for the well-being of citizens, should respect the City's social, cultural and economic diversity, and should emphasize human scale and pedestrian orientation.

Policy 14.2 - Accessible Services: Promote the accessible location of public and private community services facilities, including accessibility to transportation and the location of housing, such as senior housing, near services.

Policy 14.3 - Related To Population: Promote the location of public and private community service facilities throughout the City, as a function of population distribution and need.

Policy 14.4 - Link Community Services: Increase access to and linkages among community service facilities.

Policy 14.5 - Impaction: The following institutional uses will be prohibited from locating within the boundaries of the Northwest Community Plan: Group Residential/Residential Hotel, Single Room Occupancy, Adult Day Care General, Convalescent Facilities, Detention Facilities, Hospitals, Maintenance and Service Facilities and Residential Care, General.

Policy 14.6 - Permitted Uses: Institutional uses that are permitted in the Zoning Code will require a Conditional Use Permit. A finding of consistency with the General Plan must be made for approval of a CUP, and may not be made if there is an over concentration of a particular use in an area.

OBJECTIVE 15 - HOUSING CONDITIONS: Improve substandard housing conditions in Pasadena.

Policy 15.1 - Sizes and Types: Provide a range of housing sizes and types for the many sizes and types of families in the community.

Policy 15.2 - Increase Supply: Increase the total number of market-rate and affordable housing units within the City.

Policy 15.3 - Equitable Distribution: Increase, where feasible, the equitable distribution of affordable housing throughout the City, including an inclusionary zoning ordinance.

Policy 15.4 - Family Housing: Increase the supply of large family affordable housing units with adequate outdoor play space for children.

Policy 15.5 - Shelter Beds: Promote shelter beds with appropriate services for the homeless.

OBJECTIVE 16 - ALCOHOL AND DRUG ABUSE - Reduce the impact of alcohol and other drug related problems in Pasadena.

Policy 16.1 - Public Health: Promote a public health philosophy in response to alcohol, tobacco and other drug issues.

Policy 16.2 - Zoning: Use city zoning ordinances to effectively regulate the retail availability of alcohol & tobacco.



OBJECTIVE 17 - RECREATION: Provide adequate recreation opportunities to all residents of the City.

Policy 17.1 - Accessible Neighborhood Parks: Preserve, enhance and acquire parks with adequate recreational facilities in residential areas, including planning for and locating parks within walking distance of multi-family housing.

Policy 17.2 - Shared Facilities: Promote the shared use of public school recreational land and facilities for City recreational uses and/or as community centers.

Policy 17.3 - Equitable Distribution: Promote the equitable distribution of public and private recreation facilities throughout the City, as a function of population distribution.

Policy 17.4 - Urban Open Spaces: Encourage and require, where feasible, the incorporation of publicly accessible urban open spaces, including parks, courtyards, water features, gardens, passageways and plazas, into public improvements and private projects.

OBJECTIVE 18 - IMPROVED ENVIRONMENT: Improve the quality of the environment for Pasadena and the region.

Policy 18.1 - Air Quality: Improve the air quality in Pasadena and in the region.

Policy 18.2 - Water Conservation: Increase the efficiency of water use among Pasadena residents, and commercial and industrial organizations.

Policy 18.3 - Energy Efficiency: Improve energy-use efficiency in new development.

OBJECTIVE 19 - LAND USE/TRANSPORTATION RELATION-SHIP: Promote the relationship of land use and transportation.

Policy 19.1 - Transit Accessibility: Increase accessibility to all public transportation services.

Policy 19.2 - Traffic Congestion: Reduce traffic congestion and protect residential neighborhoods from traffic impacts.

Policy 19.3 - Bicycles/Pedestrians: Promote the use of non-motorized modes of transportation, such as bicycles and walking within the City.

Policy 19.4 - Optimum Mobility: Promote mobility for those who do not drive, particularly seniors, youth and the disabled.

Policy 19.5 - Transportation/Human Services Linkage: Provide convenient, economical and accessible transportation services between residents and agencies delivering human services.

PASADENA WILL BE A CITY WHERE PEOPLE CAN CIRCULATE WITHOUT CARS

The principal mode of transportation for the past forty years in Southern California has been the automobile. As our freeways and local roadways have reached capacity, and driver frustration has increased, there is now a demand for alternative modes of transportation and a rethinking of how our energy, air quality and transportation goals are met, and how our land use decisions impact these goals.

Colorado Boulevard and Lake Avenue are the City's primary transportation corridors. The Land Use Element and the Mobility Element establish a mutually supporting relationship, with higher density land uses along the corridors providing the ridership to support different types of transportation, and the mobility strategies providing the access to these land uses.

To coordinate the implementation of the Land Use and Mobility elements, the City will use Specific Plans to encourage transit-oriented and pedestrian-oriented developments. Specific Plans determine precise land use patterns, zoning, setbacks, and design within defined boundaries. Within the Specific Plans, the principles of transit-oriented and pedestrian-oriented developments can be applied. Most transit-oriented developments are mixed use neighborhoods or projects, within a quarter mile walking distance of a transit stop, predominantly light rail or bus transfer stations. Pedestrian-oriented developments give priority to and respond to the needs of the pedestrian over the automobile. The design, configuration, and mix of uses in a transit-oriented development provide an alternative to traditional suburban development by emphasizing a pedestrian oriented environment and reinforcing the use of public transportation.

Several light rail stations lend themselves to Specific Plans which incorporate transit-oriented development, for example, the stations at Sierra Madre Villa, Lake Avenue and the Central District Specific Plan area.

The General Plan will be amended in the future to reflect the decisions of the 710 Mitigation Advisory Committee.

OBJECTIVE 20 - CIRCULATION: Make Pasadena a city where there are effective and convenient alternatives to using cars.

Policy 20.1 - Transit-Oriented and Pedestrian-Oriented Development: Within targeted development areas, cluster development near light rail stations and along major corridors served by transportation thereby creating transit-oriented development "nodes" and encouraging pedestrian access.

Policy 20.2 - Specific Plans: Develop Specific Plans for targeted development areas which will emphasize Mixed Use, pedestrian activity, and transit, including authorizing and encouraging Urban Villages where feasible.

Policy 20.3 - Main Corridors/Downtown Circulator: Re-establish Lake Avenue and Colorado Boulevard as the main corridors of development and transportation in the City, including promoting the development and operation of a circulator system to serve downtown commercial areas and linked to light rail stations.

Policy 20.4 - Availability: Increase the availability of public and private transit and encourage transit use through improving services, stations and connections.

Policy 20.5 - Parking Management: Manage parking to reduce the amount of land devoted to frequently vacant parking lots.

Policy 20.6 - Neighborhood Protection: Establish principal transportation corridors for movement within the City to protect residential neighborhoods.

Policy 20.7 - Neighborhood Commercial: Encourage the provision of businesses that serve residents within walking distances of homes.

Policy 20.8 - In-fill and Revitalization Sites: Transit-oriented developments on in-fill and revitalization sites should redevelop underutilized parcels and incorporate existing surrounding uses into the form and function of the transit-oriented development.

Policy 20.9 - Regional Approach: Promote a regional approach to transportation services in cooperation with other cities.

Policy 20.10 - Bicycles/Pedestrians: Promote the use of non-motorized modes of transportation, such as bicycles and walking within the City.

OBJECTIVE 21 - TRANSIT/PEDESTRIAN COORDINATION:
Coordinate development between transit-oriented and pedestrian districts.

Policy 21.1 - Urban Design: Urban design programs shall encourage pedestrian-oriented development, including encouragement of pedestrian circulation among parcels, uses, transit stops, and public or publicly accessed spaces; requiring human scale; encouraging varied and articulated facades; requiring regular visual (as in the use of first floor windows with clear glass) and physical access for pedestrians; requiring that ground floor residential and commercial entries face and engage the street; and encouraging pedestrian-oriented streetscape amenities.

Policy 21.2 - Shop Orientation: Encourage a balance in the configuration of shops in the downtown between pedestrian and auto comfort, visibility and accessibility; anchor stores shall orient to the street and transit stops in addition to parking lots, and smaller shops shall orient primarily to pedestrian "main" streets and urban open spaces.

Policy 21.3 - Pedestrian Access: Encourage clear, direct and comfortable pedestrian access to the City's urban core and transit stops.

Policy 21.4 - **Open Space:** Where a park, natural open space or urban open space exists adjacent to or near transit-oriented development, these features should be incorporated into the development as open space amenities.



Policy 21.5 - **Pedestrian/Bicycle Shelters:** Transit stops in a transit-oriented development shall provide shelter for pedestrians, and secure bicycle storage.

OBJECTIVE 22 - MOBILITY ELEMENT: The Mobility Element shall support the development of transit-oriented and pedestrian-oriented developments.

Policy 22.1 - **Pedestrian Movement:** Intersections and streets within transit oriented developments shall be designed to facilitate pedestrian movement.

Policy 22.2 - **Bicycle Connections:** The street network system must provide bicycle connections to transit-oriented development commercial areas and transit stops.

Policy 22.3 - **Bicycle Parking:** Provide bicycle parking facilities throughout commercial areas, at transit stops and in developments which include offices.

Policy 22.4 - **Mitigation Measures:** Adopt and implement mitigation measures as necessary to resolve significant existing traffic or other infrastructure capacity constraints.

**PASADENA WILL BE PROMOTED AS A
CORPORATE, ENTERTAINMENT AND EDUCATIONAL CENTER FOR THE REGION**

Pasadena's internationally known cultural, scientific, corporate, entertainment and educational resources directly benefit the City's residents and draw businesses, customers, visitors and students from beyond the City's limits, to the benefit of all who live and work in the City. These resources not only culturally enrich Pasadena residents, they enhance Pasadena's regional position and improve Pasadena's business climate by drawing people to the City.



OBJECTIVE 23 - EXISTING INSTITUTIONS: Provide long-term opportunities for growth of existing cultural, scientific, corporate, entertainment and educational institutions in balance with their surroundings.

Policy 23.1 - Expansion: Recognize and support the expansion opportunities of existing regionally significant cultural, scientific, corporate, entertainment and educational institutions.

Policy 23.2 - Land Use Opportunities: Provide land use opportunities to retain and to develop regionally significant cultural, scientific, corporate, entertainment and educational uses.

Policy 23.3 - Urban Design: Provide clear urban design guidelines to facilitate the growth of existing institutions in balance with their surroundings.

Policy 23.4 - Support Planning: Support Specific Plans, master plans, and other planning activities initiated by cultural, scientific, corporate, entertainment and educational institutions.

Policy 23.5 - Pasadena's Diversity: Encourage Pasadena's cultural, scientific, corporate, entertainment and educational institutions to understand, respect and enhance the City's social and cultural diversity.

Policy 23.6 - Movies and Television: Facilitate the use of Pasadena sites for motion picture and television filming activities while protecting residential neighborhoods.

Policy 23.7 - Education - Work collaboratively with Pasadena Unified School District in support of school facility use and reuse.

OBJECTIVE 24 - NEW INSTITUTIONS: Foster a healthy economy and appealing urban setting conducive to attracting new cultural, scientific, corporate, entertainment and educational institutions to the City.

Policy 24.1 - Assist New Institutions: Recognize and assist regionally significant cultural, scientific, corporate, entertainment and educational entities considering locating in Pasadena.

Policy 24.2 - Special Districts: Create or enhance the identity of specialized districts in the City such as the West Gateway and the Playhouse District, or the Bio-tech and Environmental Engineering centers.

Policy 24.3 - Promote Activities: Develop, provide access to and publicize activity nodes within the City which include cultural, scientific, corporate, entertainment and education.

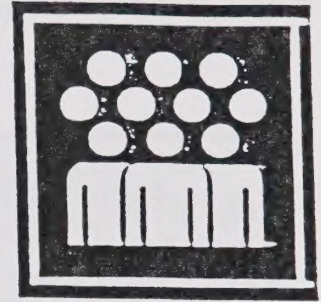
Policy 24.4 - Adapt Codes and Policies: Adapt Codes and policies to encourage cultural, scientific, corporate, entertainment and educational uses within Pasadena.

Policy 24.5 - Land Use Implications. Recognize land use implications of the City's regional marketing strategies and support these strategies through land use decisions.



Constructed in 1911, the Wrigley Mansion is home of the Tournament of Roses Association.

COMMUNITY PARTICIPATION MUST BE A PERMANENT PART OF ACHIEVING A GREATER CITY



An informed and active citizenry is the essence of our representative democracy. Since the General Plan is only a "snapshot" of the community's values at a given point in time, it is essential that a process be established which ensures that the General Plan remains current by continuously involving the public in planning decisions, monitoring implementation, and reviewing and updating the General Plan.

There are two aspects to expanded participation: clear information and earlier participation. Information seeks to provide the public with knowledge, facts and creative ideas as well as clear, adequate notices of meetings and hearings. Participation provides a variety of opportunities for an informed public to be involved in planning decisions. Both aspects need to be inclusive and reach out to all segments of our city to ensure that diverse values and visions are heard.

OBJECTIVE 25 - INFORMATION: Provide clear, understandable information to encourage more citizen involvement in the planning process from the Pasadena community.

Policy 25.1 - Brochures: Develop brochures to inform residents and property owners about the city's planning processes and how to get involved in them.

Policy 25.2 - Notices: Revise notices for neighborhood meetings and public hearings to make them more informative, easier to read and understand, and improve public notice posting procedures.

Policy 25.3 - Proposed Projects: Information on proposed projects with upcoming public hearings will be available from the City's Neighborhood Connections office.

Policy 25.4 - Neighborhood Connections: The City's Neighborhood Connections office will send notices of neighborhood meetings and public hearings to Neighborhood Associations within a two mile radius of a proposed project and to the Pasadena Neighborhood Coalition.

Policy 25.5 - Public Discussion: Continue to offer speakers and public discussion of land use issues including the revision of the Zoning Code and the development of specific plans and design guidelines.

OBJECTIVE 26 - PARTICIPATION: Provide numerous opportunities for citizens to become involved in planning decisions.

Policy 26.1 - Five Year Review: At five-year intervals, beginning 1998, initiate a comprehensive review and update of the General Plan. This update process will include at least two public meetings to identify community issues and concerns and at least two additional public meetings to present recommendations for revisions prior to

public hearings before the Planning Commission, Transportation Advisory Commission and City Council.

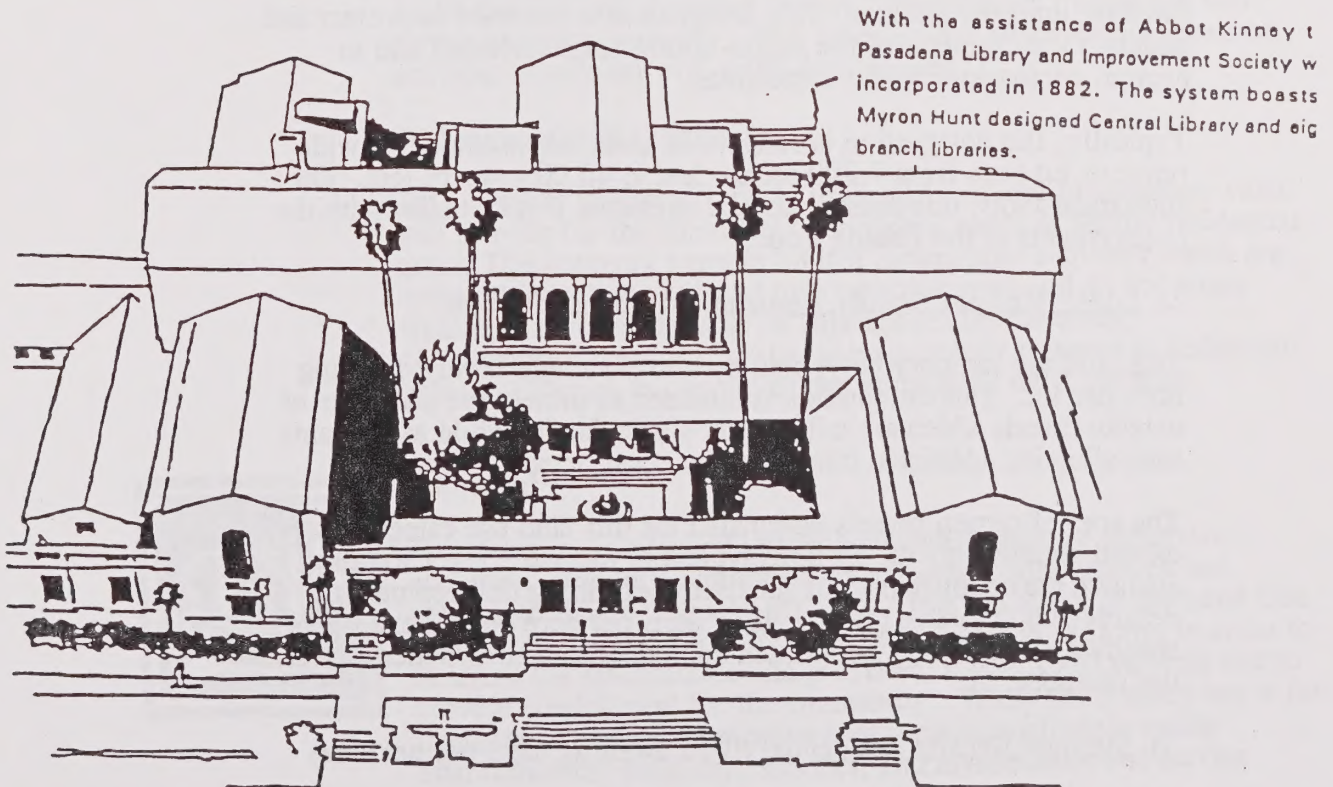
Policy 26.2 - Annual Report: In a public hearing, provide an annual report to the Transportation Advisory Commission, the Northwest Commission, the Planning Commission and the City Council detailing the status of implementation of the General Plan.

Policy 26.3 - Specific Plans: Appoint committees of residents and business people to participate with staff in the development of Specific Plans.

Policy 26.4 - Consultation: Encourage project applicants to contact the surrounding neighborhood prior to submitting a formal application for the project. Applicants will be encouraged to seek comments from residents and work with them to resolve conflicts on design, traffic, noise, use of the site and other impacts specifically related to the project.

Policy 26.5 - Neighborhood Meetings: In addition to the applicant's meeting with the neighborhood prior to submitting a formal application, the City will hold a neighborhood meeting for General Plan Amendments, Zone Changes, Planned Developments, and Master Development Plans to ensure that issues important to the neighborhood have been identified. If issues arise that need to be mediated between the applicant and the neighborhood, additional meetings will be held.

Policy 26.6 - Joint Meetings: The Planning Commission and the Transportation Advisory Commission will meet twice a year to foster strong communication.



With the assistance of Abbot Kinney & the Pasadena Library and Improvement Society was incorporated in 1882. The system boasts Myron Hunt designed Central Library and eight branch libraries.

C. LAND USE DIAGRAM

Introduction

The Land Use Element categories reflect the objectives and policies of the General Plan, and provide guidance for determining appropriate land uses. Permitted land uses may be further modified by other policies in other Elements of the General Plan and may be further refined by the Zoning Ordinance or design guidelines.

Table 1 relates the General Plan Land Use Categories to the corresponding land use classifications in the zoning code.



Residential

Housing is classified by different residential densities. A range of residential density categories is identified on the General Plan Land Use Diagram. Residential land use categories have been structured to provide consistency between the General Plan and zoning. Residential development standards are determined by the City's Zoning Ordinance which regulates the building setback, height of buildings, and lot coverage for each type of residential use as well as specifying uses which may be permitted with a conditional use permit.

1) Low Density Residential (0-6 dwelling units per net acre)

This category allows single-family uses with densities from 0-6 dwelling units per net acre. This designation is intended to protect and maintain the character of the single-family neighborhoods and to prevent encroachment into these areas.

Typically, this designation is suitable in areas where there is a wide range of lot sizes from 7,200 square feet to 40,000 square feet. On substandard lots, this density may be exceeded if it complies with the requirements of the Zoning Code.

2) Low - Medium Density Residential (0-2 units per lot)

This land use category is typified by two (2) single family dwelling units per lot. This designation is intended to protect the character of neighborhoods which are still mostly single-family while at the same time allowing additional housing to be constructed.

The area of certain parcels designated for this land use category may exceed significantly the lot sizes typical of the use. The City may evaluate the establishment of standards permitting development of densities up to twelve (12) dwelling units per acre on lots exceeding a specified size and may adopt such additional standards under this land use category.

3) Medium Density Residential (0-16 dwelling units per net acre)

This category allows housing with densities from 0-16 dwelling units

per net acre. The low-medium density category is intended to accommodate single-family detached units, duplexes, triplexes, and quadraplexes, as well as two-story multiple unit structures.

4) Medium - High Density Residential (0-32 dwelling units per net acre)

This category allows multi-family housing with densities from 0-32 units per net acre. Multi-family housing such as apartments, townhouses and condominiums are the types of uses typically constructed on lots designated for this category.

5) High Density Residential (0-48 dwelling units per net acre)

This category allows multi-family housing with densities from 0 to 48 units per net acre. These areas are intended to accommodate a variety of housing types including apartment, condominium and townhouse developments.



Commercial

The Commercial categories are established to provide areas in which business may be conducted, goods sold and distributed, and services rendered, and to provide for public activities and other activities which support retail and business functions.

1) General Commercial

This is a non-specialized commercial category intended to permit a broad range of retail and service businesses. It includes commercial areas along major thoroughfares, freestanding commercial establishments and shopping centers. Professional offices are also permitted in this category. This category has more intense levels of activities associated with retail development.

2) Neighborhood Commercial

This category applies primarily to service and retail businesses which will provide for the convenience shopping needs of nearby residential areas. This category permits limited commercial activities which are compatible with the scale of the immediate area and do not create significant adverse impacts on adjacent residential areas. Neighborhood commercial should be primarily oriented to pedestrian access. Housing can be developed at up to 32 units per acre.



Industrial

This category is intended to accommodate a range of industrial activities, including manufacturing and wholesale, research and development and assembly activities. It is the intent of the Land Use Element to provide a variety of industrial uses in the City, in order to facilitate the manufacture and provision of goods and services and to provide employment for the community. While the primary use is for industrial activities, supportive uses such as small scale eating establishments, child care services, and maintenance and service facilities are also allowed.

Institutional

This category is used to designate public land uses, including schools, colleges, libraries, fire stations, police stations, convention centers, museums, governmental offices, utility stations, and hospitals. This category is also used to designate land used by some quasi-public entities, including public utilities and such institutions as churches, private schools and private hospitals. Pasadena has a variety of institutional uses including colleges such as California Institute of Technology, hospitals such as Huntington Hospital and St. Luke Hospital, as well as churches, museums, and government facilities.

Open Space

This category is for a variety of active and passive public recreational facilities and for City-owned open space facilities. This includes natural open spaces and areas which have been designated as environmentally and ecologically significant. This category also applies to land which is publicly owned, though in some instances public access may be restricted. Most importantly, this designation only applies to lands owned by the City.



Specific Plan Areas

The Specific Plan category is for areas that are targeted for a significant portion of projected future development while preserving and enhancing areas of historical or architectural significance. These Specific Plans will also address areas where the light rail transit is proposed and where land use can be changed to accommodate future needs to meet the goals of this transportation system. Residential uses within this category are multi-family and residential in mixed use projects at a density of up to 60 units per net acre. This category will provide the opportunities to live near employment and transit centers. Locating high density residential near the transit system would alleviate congestion and improve the quality of air. Residential units in these areas are intended to allow residents to have access to the proposed light rail as a transit system without the use of automobiles.

Each individual Specific Plan will determine the precise mix of land use patterns, zoning, setbacks and design standards for the following areas:

- 1) Central District Specific Plan (See pages 45 - 49)
- 2) South Fair Oaks Bio-tech Center Specific Plan (See page 49)
- 3) West Gateway Specific Plan (See pages 49 - 50)
- 4) East Pasadena Specific Plan (See pages 50 - 51)
- 5) East Colorado Blvd. Specific Plan (See page 52)
- 6) North Lake Specific Plan (See pages 52 - 53)
- 7) Fair Oaks/Orange Grove Specific Plan (See page 53)

Alternate Land Use Policies

The application of alternate land use policies is intended to be infrequently used in any one neighborhood in order to avoid disrupting the neighborhood's character. The alternate use should be compatible with the surrounding uses. All applicable General Plan policies and zoning code requirements, including those intended to protect existing residential neighborhoods from the encroachment of incompatible land uses, will be taken into consideration.

The policies below specify conditions under which an alternative to uses allowed in a particular Land Use category may be determined to be consistent with the General Plan. The alternate use would be permitted without a Land Use Diagram amendment. These are limited alternatives designed to meet the following objectives:

- Promote and encourage the implementation of General Plan goals and policies which provide for the production of affordable housing or the preservation of historic structures.
- Provide the flexibility to most appropriately apply policies in achieving the true intent of the General Plan which might be undermined by an overly rigid application of land use categories.
- Streamline the development review process by avoiding, in those cases where appropriate, the time-consuming process of obtaining a Land Use Diagram amendment.

Structures of Historical or Architectural Merit

Land uses other than those designated on the Land Use Diagram may be allowed on sites with structures of significant historical or architectural merit if to do so would enhance the likelihood that the historic/architectural qualities would be preserved, and the use would not otherwise be incompatible with the adjacent area. Adaptive reuse consistent with this policy will be permitted or conditionally permitted, and defined during revision of the zoning code.

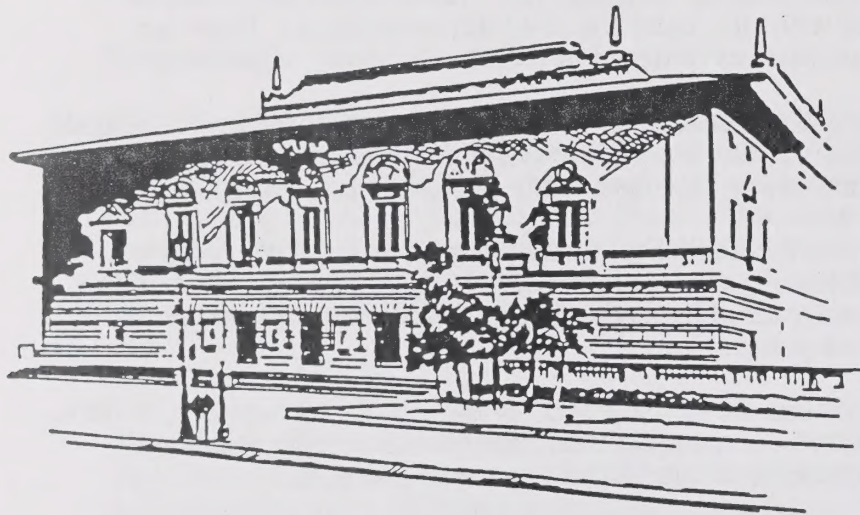
Artist Loft

This is intended to facilitate the adaptive reuse of otherwise obsolete structures and to promote the growth of the arts in the community. Older commercial and industrial buildings located on properties with non-residential land use designations may be wholly or partially converted into combined studio/workshop and living quarters for artists, artisans and crafts person engaged in activities commonly considered artistic in nature. This policy applies equally to new construction. The residential aspect of this use will be allowed only in combination with individual studio or workshop space of the residents and is intended to provide an integrated working/living environment. Other uses, such as galleries, antique dealers, restaurants and the like, may be incorporated as deemed appropriate. The conversion of structures consistent with this policy will be permitted or conditionally permitted, and defined more fully during the revision of the zoning code.



Density Bonus for Affordable Housing

A density bonus is offered to residential projects to encourage the production of housing affordable to households with low or very low incomes and to households with senior citizens. Specific Plan areas which include housing are also subject to the density bonus. Additional incentives are also offered. The density bonus is available to projects in which of five (5) or more units are permitted without counting the density bonus.



The City Beautiful was influential in the design of the Civic Center by William Bennett.



The Land Use Element represents the general pattern of land use in the City. The Zoning Ordinance and Zoning Map implement the Land Use Element and its policies. The Zoning Map and Zoning Ordinance, rather than the Land Use Element identify the particular uses permitted on each parcel of land in the City. It is the Zoning Ordinance that sets forth regulations and standards for development to ensure that policies, goals, and objectives of the General Plan are carried out.

The Land Use Element designates the land use pattern envisioned for the City. However, the Zoning Map shows the current zoning designation reflecting the existing needs of the community. The Zoning Map designation must be consistent with the General Plan in relationship to land use category. The zoned land use may be less intense than what is designated by the General Plan. For example, land may be zoned RS-6 (Single Family Residential, 6 dwelling units/net acre) in an area having a land use designation in the General Plan of Medium High Density Residential (16 - 32 units/net acre).

Rezoning can be initiated by the City Council, Planning Commission, or by an individual property owner. The Land Use Element is a guide for City decision makers as to which zoning changes are consistent with the Comprehensive General Plan. It also shows the private development sector where changes in land use are likely to be approved.

As a charter city, Pasadena is not currently required to meet the State law requirement for consistency between the general plan and the zoning ordinance. However, it is the policy of the City to maintain such land use consistency.

Summary of General Plan Land Use Categories

General Plan Land Use categories	Implementing Zones	Typical Housing Arrangements	Maximum Dwelling Units Per Net Acre	Minimum Lot Area (sq.ft.)
Low Density Residential	RS-1 RS-2 RS-4 RS-6	Single-family detached	6	40,000 20,000 12,000 7,200
Low-Medium Density Residential	RM-12	Two Single-family units	2 units per lot	7,200
* Medium Residential	RM-16 RM-16-1 RM-16-2	Triplex or Quadruplexes	16	7,200 12,000 7,200
* Medium-High Density Residential	RM-32	Apartments/ Townhouses	32	10,000
* High Density Residential	RM-48	Apartments/ Townhouses	48	10,000
** Specific Plan	RM-60 Mixed Use (Urban) Mixed Use (Village) CD, CO, CL CG, IG	Apartments/ Townhouses/ Urban Village	60	New Zoning Category
General Commercial	CG, CO	NA	CO - 48 CG - NA	NA
Neighborhood Commercial	CL	NA	32	NA
Industrial	IG	NA	NA	NA
Institutional	PS	NA	NA	NA
Open Space	OS	NA	NA	NA

* Subject to the City of Gardens Ordinance

** RM-60 may only occur within the Specific Plan areas

**BUILDING INTENSITY AND
POPULATION DENSITY STANDARDS**



Government Code Section 65302 (a) requires Land Use elements to contain building intensity and population density standards for all land use categories. The City of Pasadena intends for the building intensity standards to represent the maximum physical development which may occur within the land use categories and geographical areas. The building intensity standards are shown on Table 3. The Zoning Ordinance will contain the specific land use regulations and development standards for all parcels of land in the City.

If an existing building is demolished and a new building is constructed on the same site, the square footage of the existing building is subtracted from the square footage of the new building in determining the total "new" square footage on the site regardless of use.

The reuse of an existing building without the addition of square footage does not result in "new" square footage on the site. Parking structures are exempt from the building intensity standards.

The building intensity standards may not be amended upwards following adoption of the Draft Land Use Element by the City Council. As part of the Environmental Impact Report prepared on the Draft Land Use Element, these standards may be subsequently reduced to mitigate impacts, but under no circumstances will they be increased. Following certification of the EIR and adoption of the Final Land Use Element, building intensity standards may be reviewed and revised only during the Five Year updates of the Comprehensive General Plan.

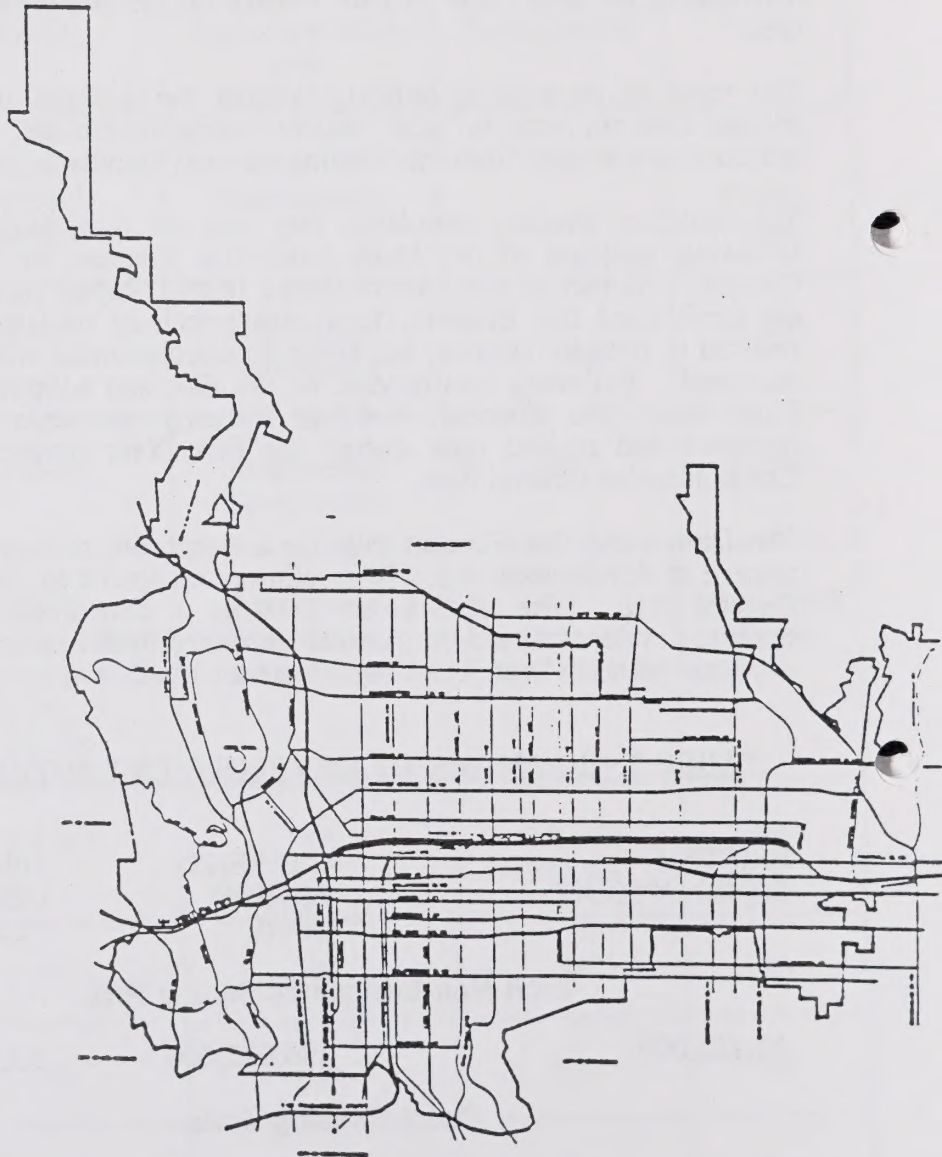
The Draft Land Use Element calls for a significant reduction in the amount of development that will be allowed compared to the existing General Plan. The table below presents a comparison between existing development and the amounts permitted by the current zoning code and what the Draft Land Use Element will allow.

TABLE 2 - SUMMARY OF DEVELOPMENT POTENTIAL

EXISTING DEVELOPMENT	CURRENT ZONING CODE	DRAFT GENERAL PLAN
Total Non-Residential Square Feet		
32,182,000	136,022,000	53,497,326
Total Housing Units		
53,000	66,200	64,038

The population density standards are shown on table 4. Based on the total housing units expected at build out of the Draft Land Use Element, using an estimated household size of 2.53 persons per household (1990 Census average household size), the ultimate population is estimated to be 162,019 persons.

Based on the total non-residential square footage at build out of the Draft Land Use Element, using an estimated employment density factor of one employee per 311 square feet, the total number of employees that would result from the Draft General Plan is estimated to be 171,929 (see Table 4).



Building Intensity Standards

	New Development		Total Development (New + Existing)	
	units	sq. footage	units	sq. footage
Low Density Residential (0 - 6 units / acre)	390		23,988	
Low-Medium Density Residential (0 - 2 units / lot)	508		4,568	
Medium Density Residential (0 - 16 units / acre)	666		5,990	
Medium High Density Residential (0 - 32 units / acre)	1,266		11,008	
High Density Residential (0 - 48 units / acre)	601		5,260	
Planned Development	0	0	1,460	1,280,000
General Commercial - Maximum FAR = 0.80		1,570,780		3,671,240
Neighborhood Commercial - Maximum FAR = 0.70		483,780	671	1,881,360
Industrial - Maximum FAR = 0.90		456,531		805,650
Institutional (Existing Master Plans)		1,837,124		4,837,124
Institutional (future Master Plans + others)		500,000		
<i>Subtotal</i>	3,431	4,848,215	52,945	12,475,374
SPECIFIC PLANS				
A. CENTRAL DISTRICT (CD)				
Urban Village	1,000	150,000	1,005	459,316
Santa Fe Transportation Center	350	325,000	350	337,500
Urban Housing Area	800	100,000	940	409,680
Playhouse District	350	825,000	401	1,989,575
Lake - 210 to Cordova/Del Mar	0	1,225,000	6	2,414,737
Lake - Cordova/Del Mar south	150	675,000	218	3,029,628
Civic Center Plan	855	1,317,000	1,211	3,865,000
Outside of the above areas	1,590	1,600,000	3,639	13,929,312
<i>Subtotal - entire Specific Plan area</i>	5,095	6,217,000	7,770	26,434,748
B. SOUTH FAIR OAKS BIOMEDICAL	300	1,550,000	301	3,064,185
C. WEST GATEWAY	150	800,000	219	1,725,304
D. EAST PASADENA				
East Foothill Industrial District	0	890,000	141	1,950,423
Foothill/Rosemead/Sierra Madre Villa	400	1,175,000	400	2,979,990
Hastings Ranch/Foothill-Rosemead	0	35,000	0	589,983
<i>Subtotal - entire East Pasadena area</i>	400	2,100,000	541	5,520,396
E. EAST COLORADO	750	650,000	750	2,092,261
F. NORTH LAKE	500	175,000	850	889,783
G. FAIR OAKS / ORANGE GROVE	150	500,000	- to be determined -	
REDEVELOPMENT AREAS (outside of Specific Plans)				
Lincoln Avenue	100	200,000	102	513,000
Lincoln Triangle	145	1,000	260	5,323
TOTAL	11,021	17,041,215	64,038	53,487,326

* Institutional intensity standards do not apply to public schools and government buildings

Population and Employment Intensity Standards

	Total Population	Total Employment
Low Density Residential (0 - 6 units / acre)	60,690	
Low-Medium Density Residential (0 - 2 units / lot)	11,557	
Medium Density Residential (0 - 16 units / acre)	15,155	
Medium High Density Residential (0 - 32 units / acre)	27,850	
High Density Residential (0 - 48 units / acre)	13,308	
Planned Development	3,694	4,114
General Commercial - Maximum FAR = 0.80		11,801
Neighborhood Commercial - Maximum FAR = 0.70	1,698	6,047
Industrial		2,590
Institutional		15,548
<i>Subtotal</i>	133,952	40,100
SPECIFIC PLANS		
A. CENTRAL DISTRICT (CD)		
Urban Village	2,543	1,476
Santa Fe Transportation Center	885	1,085
Urban Housing Area	2,378	1,317
Playhouse District	1,015	6,395
Lake - 210 to Cordova/Del Mar	15	7,762
Lake - Cordova/Del Mar south	552	9,738
Civic Center Plan	3,064	12,424
Outside of the above areas	9,207	44,775
<i>Subtotal - entire Specific Plan area</i>	19,659	84,972
B. SOUTH FAIR OAKS BIOMEDICAL	762	9,850
C. WEST GATEWAY	554	5,546
D. EAST PASADENA		
East Foothill Industrial District	357	6,302
Foothill/Rosemead/Sierra Madre Villa	1,012	9,579
Hastings Ranch/Foothill-Rosemead	0	1,864
<i>Subtotal - entire East Pasadena area</i>	1,369	17,745
E. EAST COLORADO	1,897	6,725
F. NORTH LAKE	2,151	2,860
G. FAIR OAKS / ORANGE GROVE	759	2,465
REDEVELOPMENT AREAS (outside of Specific Plans)		
Lincoln Avenue	258	1,649
Lincoln Triangle	658	17
TOTAL	162,019	171,929

The correlation between the Land Use and Mobility Elements is based on projections of housing units and non-residential square footage in 2010. The traffic model used for the Environmental Impact Report analyzed the numbers for 2010 and was able to include the effects of projected regional traffic in 2010. Table 5 below shows the projections of housing units and population for 2010 as compared with existing development and buildout of the General Plan.

TABLE 5 - 2010 PROJECTIONS

	<u>Existing</u>	<u>2010</u>	<u>Build-out</u>
Residential	53,000	59,136	64,038
Non-Residential	32,182,000	42,982,000	53,497,326

About 55.5% of new residential development and 51% of new nonresidential development is projected to occur by 2010. The Environmental Impact Report uses the same rates for estimating 2010 development for smaller areas within the City, such as Specific Plan Areas.

On January 27, 1874, the members of the San Gabriel Orange Association met and parceled out the almost 4,000 acres they had purchased from Dr. J.S. Griffin for \$25,000 or about \$6.25 an acre.

D. IMPLEMENTATION STRATEGIES

This section identifies the actions which will be taken to implement the Guiding Principles as translated into Objectives and Policies of the General Plan. Strategies include: development of Specific Plans, Zone Changes and Zoning Code Amendments, development of the Green Space Element of the General Plan, Design Principles and Criteria, Design Standards, Historic Preservation, Redevelopment Project Areas, Master Development Plans, and Zoning Code Revision. Section G includes implementation maps which illustrate the boundaries of the Specific Plan areas and the Zone Change areas.



1. SPECIFIC PLANS

A specific plan is a document designed to implement the goals and policies of the General Plan. Specific plans will be prepared for the seven areas which have been identified below. These plans will contain detailed development standards, distribution of land uses, infrastructure requirements, and implementation measures for the development of a specific geographic area. Transit-oriented development, pedestrian-oriented development, and mixed use development with housing over commercial, will be included in specific plans. These development standards and regulations are the most important aspect of a specific plan since it is through these standards that the goals and policies of the General Plan are implemented. The specific plan is similar in nature to the zoning ordinance because it deals with implementation through the use of development regulations. Unlike the citywide zoning ordinance, however, specific plans are targeted to specific planning areas. This allows for greater flexibility and provides an opportunity to focus regulations and standards on the goals of a specific geographic area. This is the primary purpose of a specific plan which provides a mechanism to target implementation measures toward a specific planning area while preserving and enhancing areas of historical or architectural significance. Specific plans will be prepared to include all areas of the City where the bulk of development is planned to occur.

The contents of a specific plan are contained in the State Planning and Zoning Law. Section 65451 (a) of the Planning and Zoning Law states that:

(a) A specific plan shall include a text and diagram or diagrams which specify all of the following in detail:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, and public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan. In addition, the specific plan may contain any other material considered necessary or desirable for General Plan implementation.

Development standards which may be considered in the specific plan preparation include such things as:

- 
- Transfer of Development Rights;
 - Building Heights;
 - Linkage of Land Use Types;
 - Phasing of Development;
 - Economic Feasibility;
 - Compatibility with Adjacent Neighborhoods;
 - Bulk and Massing;
 - Density;
 - Hours of Operation; and,
 - Intensity and Location of Housing.

As described below, the General Plan designates the total square footage and the mix of allowed uses within each specific plan area. During the preparation of the specific plans, movement from one category to another within a specific plan area or strategy area will be allowed if necessary to implement the goals of the specific plan. Under no circumstances will there be a shift from one Specific Plan area to another or from one strategy area to another. These shifts may require an amendment or supplement to the General Plan environmental impact report through a public process. In addition, each specific plan will contain a "25% flexibility factor". This means that any category within a specific plan can be increased by 25% by borrowing from another non-residential category within the same area, therefore the total square footage is not changed. This process will be done through a noticed public hearing before the Planning Commission.

Specific plans may be developed in a variety of ways. Two possibilities for development of the specific plans have been considered. One of these is the use of "charettes". A charrette is an

intensive workshop organized for a two to three day period which involves the participation of all relevant parties including residents, property owners, City officials, and other interested organizations. The purpose of a charette is to have all relevant participants and materials available at one time in order to reach a decision within the duration of the workshop. Another possible method of development is the standard committee process where a committee of residents, property owners and other relevant participants meets regularly for a period of time until the details of the specific plan are completed. Whichever method is utilized it is the intent of the process to include extensive community participation. The success of the specific plan is dependent upon the scope of public participation.

The time required for specific plan preparation will vary dependent upon the type of participation process utilized. The charette process is designed to provide a relatively fast preparation schedule, whereas the committee process may take a longer period of time. The Central District and East Pasadena Specific Plans are scheduled for completion during Fiscal Year 1994. The remainder of the specific plans will be prepared in conjunction with the Planning Division's annual work program.

General Plan consistency findings in specific planning areas, prior to adoption of a specific plan, will be guided by the objectives and policies of the draft Land Use and Mobility Elements and the intent of the applicable specific plan area. If the zoning code is consistent with the intent of the proposed specific plan, the zoning code will prevail. If the zoning code is inconsistent with the intent of the proposed specific plan, the applicant will be required to process a planned development zone change. The planned development district will specify the use regulations and development standards to assure consistency with the proposed specific plan.

The Northwest Commission will be consulted regarding the establishment of specific plans for North Lincoln, including the redevelopment areas, and North Fair Oaks between Washington Boulevard and the northern city boundary.

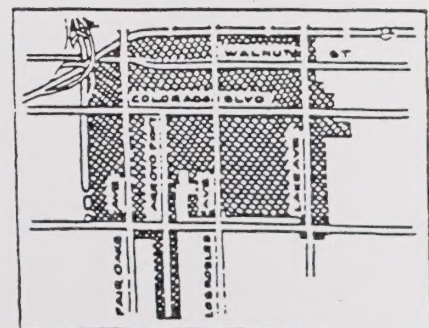
a. Central District Specific Plan (See map on p.81)

The first Specific Plan to be developed will be prepared for the entire Central District and the Arroyo Parkway gateway corridor. This Specific Plan will include a diverse mix of land uses designed to create the primary business, financial, retailing and government center of the City. The table below shows the amount of non-residential square footage and housing units allowed for the entire Central District.

Total New Housing Units = 5,095

Total New Non-Residential Square Footage = 6,217,000

General Commercial	= 5,732,000
Institutional	= 485,000



CENTRAL DISTRICT

Seven areas are called out for specific treatment within the Specific Plan and to reserve a portion of the total square footage allowed in the entire Specific Plan area. These seven areas are described below.



a1. Urban Village - North of Del Mar and West of Fair Oaks

In this area, the specific plan will envision an urban village atmosphere by encouraging an overall high density of housing (49 - 60 dwelling units per acre) in a variety of types and prices, as well as a mix of artists lofts, offices, shops, schools and artisans workshops. This area is within a transit oriented development area due to its proximity to the proposed light rail station at Arroyo Parkway and Del Mar Boulevard and to major employers in downtown Pasadena. Old Pasadena and the Huntington Hospital area.

Total New Housing Units = 1,000

Total New Non-Residential Square Footage = 150,000

General Commercial	= 125,000
Institutional	= 25,000

a2. Santa Fe Transportation Center

In this transit oriented development area, offices, shops and housing will be developed to attract and support light rail users by providing dining, shopping, and pedestrian and transit links to other areas of Pasadena. Mixed use development is strongly encouraged. All new development will be required to complement the existing historic train station. The Specific Plan will establish height limits for this area. Due to the importance and sensitivity of this site, plans for this area will be developed with public participation.

Total New Housing Units = 350

Total New Non-Residential Square Footage = 325,000

General Commercial	= 300,000
Institutional	= 25,000



a3. Urban Housing Area

In this area, the Specific Plan envisions a downtown high density housing area (49 - 60 dwelling units per acre) which will provide an opportunity for people to live close to where they shop and work and be within easy walking distance to the light rail station. The principles of a transit oriented development will apply to this area.

Total New Housing Units = 800

Total New Non-Residential Square Footage = 100,000

General Commercial	= 100,000
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a4. Playhouse District

The Playhouse District Plan, which implements the General Plan in this area, encourages mixed use development and downtown housing to create a lively, arts-oriented urban environment with substantial urban open space such as plazas. Height and density should be oriented towards Colorado Boulevard. Green Street should remain at a lower scale in keeping with the existing character.



Total New Housing Units = 350

Total New Non-Residential Square Footage = 825,000

General Commercial = 825,000

a5. Lake Avenue Office Area - Del Mar/Cordova to the Freeway

This part of the Central District Specific Plan envisions high quality offices which may include commercial development at the ground floor to create an active, attractive pedestrian environment for employees using the adjacent light rail station to commute to work. Pedestrian and transit linkages will be provided to make it convenient and attractive for light rail riders to walk or take circulator buses to their place of employment. Any new office or retail development should be phased to coincide with the development of the light rail in order to minimize the traffic impacts on this heavily traveled street. All new buildings shall be limited to six stories in height.



Total New Housing Units = 0 (see item # 10 on the list of amendments.)

Total New Non-Residential Square Footage = 1,225,000

General Commercial = 1,225,000

a6. Lake Avenue Retail Area - South of Del Mar/Cordova to California

In this area, the specific plan will seek to improve and add vitality to the existing successful retail area. In addition, housing can be developed on the west side of Mentor Avenue over a portion of the Shopper's Lane parking.

Total New Housing Units = 150

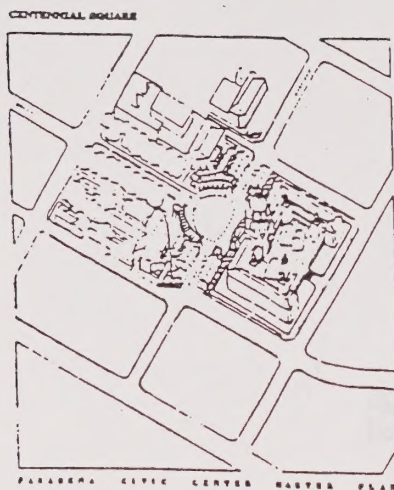
Total New Non-Residential Square Footage = 675,000

General Commercial = 675,000

a7. Civic Center Master Plan Area

The Civic Center Master Plan, which was adopted by the City Council in September of 1989, implements the General Plan in this area. Its goals are:

- 1) Bring the "City Beautiful" vision of the Bennett plan up to date;
- 2) Preserve, maintain and contribute to Pasadena's cultural heritage;



- 3) Make the Civic Center an important destination in Pasadena;
- 4) Make a commitment to housing in the Civic Center;
- 5) Give support to the religious and service institutions that have traditionally formed a part of the Civic Center's identity;
- 6) Connect the Civic Center to other areas of development; and
- 7) Undertake public actions that will reinforce the Civic Center Master Plan.

Total New Housing Units = 855

Total New Non-Residential Square Footage = 1,317,000

General Commercial	= 1,292,000*
Institutional	= 25,000

* NOTE - Expansion of the Pasadena Conference Center is considered general commercial.

Remaining Areas Within the Central Business District

Although development within the Central District Specific Plan is intended to be focused into the seven areas called out above, some development will occur in the area outside of these 7 areas, and the Specific Plan will develop policies and specific development standards for these areas.

Until the completion of the Zoning Code revision, the height of buildings in this area shall not exceed 60 feet ~~and never more than 5 stories~~ except if the property owner has a Disposition and Development Agreement with the City or the Community Redevelopment Agency of the City as of September 22, 1992 which designates a different height limit. When the zoning code is revised, the height and massing of the zoning code will prevail. The present Limited Commercial (CL) zoning for the Parsons property should be examined as part of the Central District Specific Plan to reflect the development on that site.

A large portion of the Central District Specific Plan area is governed by existing redevelopment plans. The goals and objectives of these plans will be fully incorporated into the Central District Specific Plan. These redevelopment plans are the Downtown Redevelopment Project and Old Pasadena Redevelopment Project.

Arroyo Parkway extending from the Central District to the southern City boundary is envisioned as a gateway corridor and the existing industrial zoning designation is no longer appropriate. The Specific Plan will determine the appropriate designation for this area.

The Fuller Theological Seminary Master Plan, as approved by the City Council on September 8, 1992, calls for 300 new housing units

* Resolution Number 7662 was adopted by the City Council on August 10, 1998, amending the language in the General Plan pertaining to height limit in the "Remaining Areas Within the Central District" (page 49 of the Land Use Element) by removing the reference to the number of stories (5) and maintaining building height limit in feet (60).

and 250,000 additional square feet of non-residential development.

Total New Housing Units = 1,590

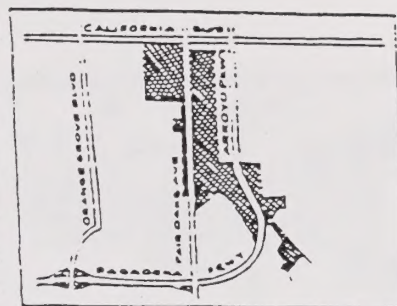
Total New Non-Residential Square Footage = 1,600,000

General Commercial	= 1,190,000
Institutional	= 410,000

This allocation of housing units and non-residential square footage may be used either in the area outside of the seven areas described above or it may be applied within the seven areas if needed.

b. South Fair Oaks Bio-Tech Center Specific Plan (see map p.82)

This Specific Plan will be prepared to facilitate the transition of this area to become a center for biomedical and research facilities. The Specific Plan will emphasize bio-tech development which builds on the assets of the adjacent Huntington Hospital and the nearby California Institute of Technology. The Specific Plan will provide for the continued use of Blair High School property for school use. If the Pasadena Unified School District determines that this property is surplus and should be developed with a different use than a school, the General Plan and Zoning will need to be amended. Transit oriented development will be encouraged around the proposed light rail station at Fillmore between Raymond and Arroyo Parkway. Up to 300 units can be developed at or near the light rail station at Fillmore. Huntington Hospital has an adopted Master Plan which is intended to serve as the basis for future development for 40 years (1987 - 2027). This master plan is presently being amended to include additional property adjacent to the hospital. The Specific Plan will explore the potential of designating all or part of this area a redevelopment project area.



SOUTH FAIR OAKS
BIOTECH CENTER

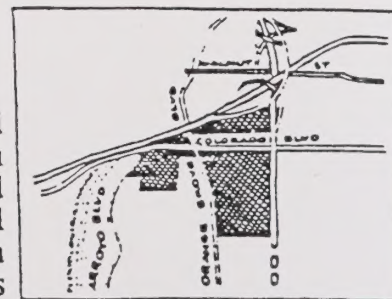
Total New Housing Units = 300

Total New Non-Residential Square Footage = 1,550,000

General Commercial	= 325,000
Industrial	= 900,000
Institutional	= 325,000

c. West Gateway Specific Plan (see map on p.83)

The West Gateway Specific Plan will focus on the arts, culture and education by building on the strengths of the Norton Simon Museum and Ambassador Auditorium and this focus will be encouraged and strengthened through the Specific Plan. The Specific Plan will incorporate the existing parks and existing setback requirements. Plan emphasis will be upon preserving, replacing and enhancing gardens and foliage landscaping as a continuing visual extension of "South Orange Grove" ambience. Any historic structures identified through the historic inventory must be preserved such as the Vista del Arroyo bungalows. Mixed use development will be encouraged in this area. No hotels will be permitted unless the Specific Plan process designates a hotel site. The Vista del Arroyo bungalows will be used for offices or housing with the emphasis on reusing the bungalows.



WEST GATEWAY

The Specific Plan will seek to establish a link to Old Pasadena over the bridge through alternatives such as temporary vendors or retail carts or through pedestrian improvements which encourage people to move freely between the two areas. The Specific Plan will set up guidelines to encourage more intense development north of Colorado Boulevard, rather than on the south.

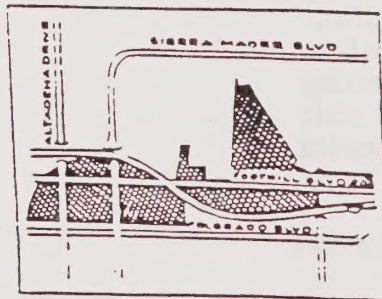
With Planning Commission and City Council approval, and compliance with performance standards, an additional 200,000 square feet could be available east of Orange Grove. These standards are either the completion of a Master Plan which identifies the use and location of the square footage or the completion of the Specific Plan which identifies the use and location of the square feet.

Total New Housing Units = 75

Total New Non-Residential Square Footage = 800,000*

General Commercial	= 350,000
Institutional	= 250,000

* With 200,000 square feet contingent upon performance standards.



EAST PASADENA

d. East Pasadena Specific Plan (See map on p.84)

This specific plan will focus on providing additional employment opportunities for the City by facilitating expansion of existing businesses and development of new businesses. It consists of industrial and retail areas on both sides of the 210 freeway. The three areas which comprise the specific plan area are described below.

d1. East Foothill Industrial District

In this area, the Specific Plan will encourage this area's continued use as an industrial district with moderate amounts of additional office and commercial development. The Specific Plan will facilitate transit oriented development near the proposed light rail station at Sierra Madre Villa and the 210 freeway. The completed San Gabriel Redevelopment Project Area is within the boundaries of this subarea.

Total New Housing Units = 0

Total New Non-Residential Square Footage = 890,000

Industrial	= 700,000
General Commercial	= 140,000
Institutional (including child care)	= 50,000

d2. Foothill, Rosemead, Sierra Madre Villa

In this area, the Specific Plan will encourage additional industrial and office development with a limited amount of supporting retail/commercial development. Child care to support employees should be encouraged. The use of the Pasadena Unified School District's property on Foothill Boulevard (formerly the Continuation School) for either institutional/educational or commercial/industrial use will be encouraged. The adjacent city-owned property to the east,

which is not deed-restricted for open space and the Edison right-of-way. could be used as parking to support the development of the PUSD property.

During the Specific Plan process this area may be considered for retail development such as discount stores with a conditional use permit. Traffic impact on the surrounding neighborhood and the feasibility of industrial and environmental park uses will also be addressed during the specific plan process. Until completion of the Specific Plan, discount retail/big box will not be considered in this area.

Transit oriented development will be encouraged around the proposed light rail station at Sierra Madre Villa and the 210 freeway.

Manufacturing and offices are encouraged in the Foothill, Rosemead, and Sierra Madre Villa Boulevard area and protecting the existing industrial uses in the area. An environmental park may be established in this area. An environmental park is a specialized type of business park which focuses on land uses which are intended to provide for the development of products and technologies to improve the quality of the environment. During the development of the Specific Plan, incentives to encourage environmental park uses will be identified. The range of uses permitted in an environmental park would include research and development, light manufacturing, and engineering laboratories. Supportive uses such as professional offices, small scale eating establishments, and child care facilities will provide needed services to employees of the immediate area.

In contrast to other Specific Plan areas, the "flexibility factor" for this area will be 50% rather than the 25% described on page 44.

Total New Housing Units = 400 (300 at or near the light rail station)
Total New Non-Residential Square Footage = 1,175,000

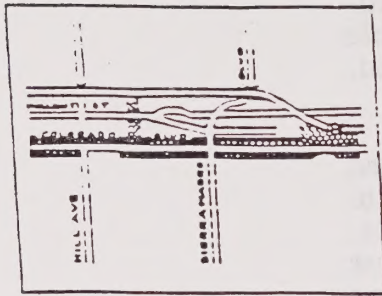
Industrial	= 500,000
General Commercial	= 600,000
Institutional (including child care)	= 75,000

d3. Hastings Ranch/Foothill-Rosemead Shopping Center Areas

In this area, the emphasis will be on enhancing the existing retail development and improving pedestrian access between the separate shopping areas. Transit oriented development will be encouraged in this area. Prior to adoption of the specific plan, any proposals to enhance or expand the existing retail centers will provide for significant landscaping improvements to the parking lots.

Total New Housing Units = 0
Total New Non-Residential Square Footage = 35,000

General Commercial	= 35,000
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EAST COLORADO BOULEVARD

e. East Colorado Boulevard Specific Plan (see map on p.85)

This Specific Plan will identify areas of East Colorado Boulevard which are appropriate locations for developing mixed use projects and housing projects and areas where commercial development should be concentrated. The Specific Plan will analyze the corridor between Colorado Boulevard and the proposed light rail station at Allen and the 210 freeway for appropriate pedestrian and circulator links. The specific plan will also establish mechanisms to protect the single family residential area north of the freeway on Allen from the impacts of the light rail station and protect the residential areas surrounding the Specific Plan.

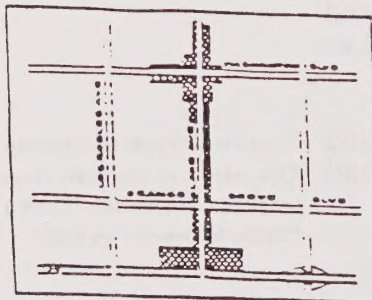
Land uses such as retail shops and offices are encouraged in the area of Hill Avenue by Pasadena City College, Colorado Boulevard at Sierra Madre Boulevard, and Allen Avenue at Colorado Boulevard. Membership, retail, discount, department stores and auto dealers are primary land uses that are encouraged to anchor the eastern entrance of the City on Colorado Boulevard. These uses will also serve residents of adjacent cities.

The overall purpose of this Specific Plan is to break up long stretches of strip commercial with residential uses and cluster commercial uses in nodes which will be identified by the Specific Plan.

Total New Housing Units = 750

Total New Non-Residential Square Footage = 650,000

General Commercial	= 550,000
Institutional (including child care)	= 100,000



NORTH LAKE

f. North Lake Specific Plan (See map on p.86)

The Specific Plan will focus on developing design standards and on identifying areas for mixed use development on North Lake and the frontage of East Washington between Lake and El Molino, with an emphasis on providing a pedestrian-friendly environment.

Some of the goals of the Specific Plan are:

- to move away from auto-oriented uses
- to create a pedestrian-friendly environment
- to develop streetscape and landscape plans
- to develop design standards
- to protect residential areas from impacts of commercial development

One goal of the Specific Plan will be to buffer residential uses from commercial development on Lake Avenue. Limiting commercial hours of operation for compatibility with adjacent residential neighborhoods will be included in the Specific Plan. Mitigation of traffic impacts will be investigated to determine the most desirable methods. Reducing auto-oriented uses, such as drive-through businesses, in favor of businesses oriented to pedestrians will be a

focus. An appropriate mix of residential densities within the mixed-use development will be determined in the Specific Plan. Possible extension of the landscape median on North Lake will be evaluated, along with pedestrian amenities.

The area between Villa Avenue and Maple Avenue, near the proposed light rail station at Lake and the 210 Freeway, will be studied to accommodate appropriate transit-oriented development. In this area, High Density Residential development (up to 48 dwelling units per acre) will be permitted, with the density bonus for affordable housing providing possible densities above 48 units per acre.

The Lake/Washington Redevelopment Plan will be incorporated into the Specific Plan for North Lake.

Total New Housing Units = 500
Total New Non-Residential Square Footage = 175,000

General Commercial = 175,000

g. Fair Oaks/Orange Grove Specific Plan (See map on page)

The Fair Oaks/Orange Grove Specific Plan will encourage actions to visually and physically unify the area, remove planning and zoning barriers to thinly-capitalized and other start-up businesses and encourage household/family-based entrepreneurial endeavors. The Specific Plan will also encourage "livable communities" concepts such as balanced mixed use development, with retail, residential and employment within walking distance of one another, stabilize neighborhoods with affordable housing opportunities and provide for the adaptive reuse of existing residential and commercial buildings to emphasize the historic uniqueness of Fair Oaks/Orange Grove and to foster a greater sense of community. Built-in flexibility and performance standards are envisioned to be part of the plan as well as expanded incentives for investment and development.

The Specific Plan process will be coordinated by the Planning and Permitting Department and will include the Housing and Development Department and the Northwest Programs Office.

The name, Pasadena, formally adopted in 1886. The name is derived from the Chippew language and means "Crown of the Valley" "Valley Between Two Hills".

Total New Housing Units = 150
Total New Non-residential Square Footage = 500,000

General Commercial = 350,000
General Industrial = 150,000

2. ZONE MAP AMENDMENTS

Several areas of the city will be the subject of zone change studies and amendments to the zoning code to implement the goals and policies of the General Plan. Other areas will require zone changes in order to achieve consistency between the General Plan and the Zoning Code.

Detailed maps of each area are in the Implementation Maps - Section E of this document.

a. North Fair Oaks Avenue (See map on p.87)

A proposed Community Health Center on North Fair Oaks Avenue may require a zone change from the existing zoning of multi-family residential to a category which would facilitate the development of a health center.

The existing zoning designation is RM-32 (Multi-family residential, 32 units per acre). The intent of the zone change study will be to reduce the density of the area to RM-16 (Multi-family residential, 16 units per acre).

Although the existing zoning calls for multi-family residential development, many institutional uses are continuing to operate because of their legal non-conforming use status. A study should consider the feasibility of modifying the rules for continuation of the non-conforming uses to limit the possibility of perpetual continuation of uses which are incompatible with residential uses.



b. Northwest Low Density Area (See map on p.88)

This area has preserved its low density residential characteristics despite the multi-family zoning designations of RM-16 (Multi-family residential, 16 units per acre) and RM-32 (Multi-family residential, 32 units per net acre). To preserve this relatively low density area, it is recommended that there be a zoning study with the intent of changing the zoning to RM-12 to reduce housing and population density. The major streets within this area, such as Raymond from Washington to Orange Grove and Marengo from Orange Grove to Mountain will be carefully examined to determine if they should retain a higher density than the local streets.

The general plan designation for this area is Low-Medium Density Residential.

c. North Allen Avenue (See map on p.89)

The section of North Allen Avenue located between Brigden Road and East Washington Boulevard is currently zoned RM-16 (Multi-family residential, 16 units per acre) and RM-32 (Multi-family residential, 32 units per net acre), but all RM-16 zoned residential lots with exception of one (quadruplex) are developed with single family residences and duplexes. A zone change to RS-6 (Single family residential, 6 units per acre) will preserve the low density residential character of neighborhoods located on both sides of North Allen Avenue. The area on North Allen designated Limited Commercial (CL) shall remain as a neighborhood serving commercial area.

d. Hill/East Washington Boulevard (See map on p.90)

This area is generally located northeast of Hill Avenue and East Washington Boulevard, including both sides of Hill. This is a low density residential neighborhood with some multi-family development located in the northeast section where the zoning is RM-32 (Multi-family residential, 32 units per net acre). In order to preserve this area in its current condition, a zoning study will be necessary. The intent of the study is to change the area to RM-12, which would allow the construction of an additional unit on the single family home sites and prevent the construction of large scale multi-family developments.

The general plan designation is Low-Medium Density Residential to accommodate this zoning designation.

e. Planned Development #1 (PD-1) - New York Drive (See map on p.91)

The PD1 site, located in the Eaton Canyon area, north of Sierra Madre Boulevard, is envisioned as an environmental business park with environmental businesses, offices, and research and development. An amendment to the PD-1 development standards will be needed.

f. Rose Avenue Tennis Courts (See map on p.92)

The Rose Avenue site (4.61 acres), a property owned by the Pasadena Unified School District, is currently zoned RS-1 (Single Family Residential, one unit per net acre) and is developed with 10 tennis courts. The tennis court site is located on the northern limit of Pasadena High School and is adjacent to a larger parcel which was developed as Rose Court Planned Development (PD-17) in late 1980's. PD-17 includes single family (attached and detached) residences. This site could be developed with the same density as Rose Court (12.9 units per acre). In addition, the same standards and conditions such as only detached single family housing fronting Rose Avenue, would be made part of the development standards.



The general plan designation for this site is Medium Density Residential.

g. El Molino at Mountain (See map on p.93)

This area includes the area east of El Molino, south of Mountain. The existing zoning designation is RM-32 (Multi-family residential, 32 units per acre). The intent of the zone change study will be to reduce the density of the area to RM-16 (Multi-family residential, 16 units per acre).

h. Fair Oaks Corridor (See map on p.94)

The Housing and Development Department in conjunction with the Planning Division shall pursue additional land use analyses and

zoning ordinance revisions and/or redevelopment plan amendments to prohibit incompatible land uses which inhibit commercial/industrial revitalization activities.

i. Green Street between Chester and Hill (see map on p.95)

This zoning study will look at all four corners at Green Street and Holliston Avenue to determine whether to change from Limited Commercial to General Commercial.

j. Woodbury between Windsor and Casitas (see map on p.96)

The intent of this zone change study will be to examine the Pasadena Unified School District (P.U.S.D.) property north of Muir High School to determine if it is appropriate to change the zoning designation from Institutional to Industrial.

k. Wilson at San Pasqual (see map on p.97)

The intent of this zone change study will be to examine this property adjacent to the California Institute of Technology to determine if the zoning should be changed to Institutional or to a lower density residential designation than the existing RM-48 (multi-family residential, 48 units per acre).



3. GREEN SPACE ELEMENT OF THE GENERAL PLAN

The City will revise the mandatory Open Space Element of the General Plan which will be called the "Green Space Element." This element will incorporate all the existing plans prepared for open space and park areas and will also include several new planning and implementation efforts.

During the development of the Green Space Element, the need for new zoning designations for natural and recreational open space will be investigated.

The Lower Arroyo Seco has an existing master plan to govern development and protection of this unique part of the Arroyo. Other parts of the Arroyo Seco include the area extending from the proposed Hahamongna Watershed Park through Brookside Park to the Lower Arroyo Park. The Hahamongna Watershed Park has been extensively studied and is planned through the Hahamongna Watershed Park Plan. The Arroyo provides not only opportunities for recreation but also a complex riparian ecosystem within the city limits. The Green Space Element will address development of recreational opportunities and protection and restoration of the ecosystem, while recognizing the important existing water supply and flood control functions of the area.

Eaton Canyon is home both to natural areas and to developed recreational sites. A master plan shall be prepared to include the

existing OS (Open Space) zoned area associated with the civil defense site and pistol range, Eaton Wash Park, and the area down to the 210 Freeway. Existing natural areas will be protected under the plan. Recreational opportunities may be developed in some areas of Eaton Canyon such as the area immediately north of Foothill Boulevard.

The following City parks already have master plans:

- Brookside Park
- Brookside/Rose Bowl - Area "H"
- Central Park
- Eaton/Blanche
- Hamilton Park
- Jefferson Park
- Lower Arroyo Park (not finalized)
- McDonald Park
- Memorial Park (not finalized)
- Robinson Park
- Victory Park
- Villa-Parke Center
- Washington Park

These plans will be incorporated into the Green Space Element and updated if necessary. The Element will also investigate sources of financing to implement these park plans.

Neighborhood Parks can provide smaller open space experiences within the developed city. The City shall prepare a study of sites potentially suitable for small parks of at least 1 acre. The study will include sites in both residential and commercial districts. Though emphasis will be placed on city-owned land and parts of the former Santa Fe Railroad Right of Way, privately-held sites will also be considered. Neighbors of potential sites shall be included in discussions when the study is prepared.



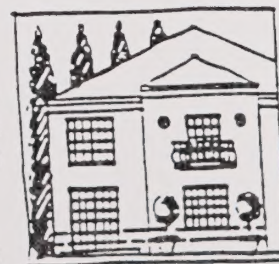
The Green Space Element will investigate what steps are necessary to utilize school playgrounds and playing fields as park or open space areas. In many cases, school playgrounds are already functioning as neighborhood parks, but facilities such as restrooms and drinking fountains are unavailable when the schools are closed.

The urban forest is a significant asset contributing to the quality of life in Pasadena. Strategies to protect and enhance our urban forest will be an important component of the Green Space Element.

4. DESIGN PRINCIPLES AND CRITERIA

On June 23, 1992, the City Council adopted citywide design principles to guide development and make buildings and open spaces that are particular to the place and establish conditions that give coherence to the city.

These Design Principles are written with a clear objective in mind: They are a means for achieving qualities that are desired, not simply a



means for avoiding anticipated errors. They should set the groundwork for an exchange between the architects, the developers and the community of which the project will form a part. The fundamental and special purpose in this instance is to achieve a cohesive city that provides interest and amenity for its citizens.

Objective: Architectural Excellence in Building and Open Space

Architecture that is excellent is fit uniquely to its place, works directly with the techniques and pressures of its time, is the result of an intense vision of human possibility and will sustain continuing critical examination.

The City of Pasadena is committed to the goal of architectural excellence. Guidelines alone will not automatically cause this to happen. Excellence is the result of appropriate capital investment, guided by the collaboration of quality architects, clients with vision and a City that demands such excellence.

The guidelines below draw attention to factors that will make buildings particular to the place and set out conditions that will give coherence to the City. This, in turn can cause individual building projects to each make an appropriate contribution to the whole, to become valuable parts of the City rather than stand-alone objects.

Guiding Principles:

1. Enhanced Environment

The first principle is that all building projects alter an existing environment. Projects should be shaped to improve that environment for the public, as well as to fulfill the economic objectives of the City or a developer.

Buildings and open spaces should support the distinctiveness of localities and regions. They must be designed to relate to and support the special characteristics of the existing fabric of the site's immediate surroundings as well as to the larger environment of which they are a part. They should refer to the natural, social and built history of the place.

The fundamental qualities of architectural integrity and of access to light and air must control the design. Buildings should allow sun to penetrate to the sidewalks and outdoor spaces.

Open spaces and streets must be as carefully designed as buildings. Their quality is defined by the quality of buildings and landscaping that surround them. They are the living rooms of the City and are as important to it's citizens as the buildings.

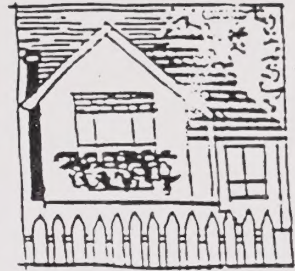
Historic buildings should be rehabilitated so that they remain a reflection of the City's past as they become active participants in its present. When new development is adjacent to historic structures, it should respect the existing fabric and employ design devices that

provide a transition between the old and the new -- while still contributing its own distinctive qualities.

All building projects should be environmentally sustainable: through the use of design devices and technology, projects should minimize utilization of and dependence on energy, water and other finite resources.

2. Human Values

The second principle is that buildings and places serve as indicators of human values; they reflect the concerns of the people who are responsible for building them. Projects should reflect concern for the well-being of citizens -- for workers, visitors, neighbors and passersby - and they should embody cultural values. They should be accommodating, inspiring, comfortable and enduring.



Buildings should be inviting and should sustain attention. They should be designed to emphasize proportions and measurements that reflect the presence and importance of people. They must accommodate the patterns of anticipated use, yet be constructed so that changes in use can be accommodated.

Public movement within buildings and open spaces should be along passages that are capacious and clear. Circulation systems should offer choices to those who are familiar with the place without confusing those who are not.

New buildings should reflect the concerns of the community and provide an enduring investment.

3. Imagination and Creativity

The third principle is that buildings and places result from the interactions of many imaginations. Guidelines should be structured to encourage creative response at many scales and on the part of the various people and cultures involved in designing and making places and their constituent parts.

Each architect, builder and developer should understand that he or she is becoming a founder of the city by contributing a project to its history. As individuals they are making a permanent contribution to the urban landscape that is cared about and used by the citizenry of Pasadena.

Pasadena's built environment is the result of the contributions of many cultures. They give variety and distinction to the area and provide for the kind of diversity which is fundamental to the sense of a democratic city.

Fundamental Qualities of Building and Open Space:

The basic qualities of buildings and places that are inviting and sustain attention include:



- a distinctive hierarchy of publicly accessible spaces and significant landmark features and buildings
- entries and visual transparency that create frequent points of interest along public streets
- the use of architecture and landscaping to create strong edges to and containment of open space
- differentiated kinds of passages
- frequent access to light and outlook
- vertical interconnections
- ease of access for the physically impaired
- well crafted, durable materials
- flexibility of use
- elements that are human scaled
- elements that relate to human acts (e.g. steps, seating, gathering places, etc.)
- passages, terraces, balconies and courts
- building elements that are characteristic of major institutions such as churches
- evidence of artistry and craft, ornament and symbolism
- the use of the ordering principles of:
 - axis/ datum
 - internal and contextual harmony / balance
 - hierarchy / emphasis
 - rhythm / repetition as related to line, plane, mass, volume, light, color and texture
- the use of proportion / scale as related to human use, ceremony and function

Pasadena Elements:

These are some of the elements that give Pasadena its *genius loci*, its particular sense of place and quality:



- abundance of trees and other landscaping
- frequent and ample views of the mountains
- access to light and sun
- shade from summer sun and access to winter sun
- a wealth of cultural and architectural landmarks
- an abundance and variety of open spaces -- from urban parks and the Arroyo Seco to courtyards and gardens
- connected systems of outdoor passages, alleys, streets, courtyards and gardens
- integration of art into the fabric of buildings as well as open spaces
- prudent use of water
- diversity within a coherent whole

5. DESIGN STANDARDS

Recognizing that design affects the character of the City and the livability of its neighborhoods, the following implementation strategies are proposed to achieve the goal of high quality urban design in Pasadena:

- Streamline the City's existing process for design review (completion by March, 1993)
- Adopt specific design guidelines for the Central District Specific Plan area to include completion of the Pasadena Downtown Urban Design Guidelines (Chapter 4 - Massing Guidelines) and guidelines for South Arroyo Parkway.
- Develop specific resource guidelines for incorporation into the revised zoning code. These guidelines are proposed for: urban open spaces, landscaping, parking, zone transition areas, neighborhood commercial areas, rehabilitations of existing non-historic buildings (October, 1993).
- Convene a public outreach program, involving local residents, on design standards and design review.
- Formulate guidelines for targeted "design upgrade" area, North Fair Oaks Avenue (completion by May, 1994).
- Examine changes to thresholds and geographic areas that are subject to design review (completion by May, 1994).
- Develop design guidelines for the East Pasadena Specific Plan area.
- The extension of Lincoln Avenue Redevelopment area design guidelines for the CG-1 district of Lincoln Avenue will be included as a future Planning Division work program item.

6. HISTORIC PRESERVATION

This program is designed to achieve the Principle - Change should be harmonized to preserve Pasadena's historic character and environment.

The basic principles of preservation planning are identification, designation and protection. Identification involves the activities of research, data collection, and evaluation. These activities define what historic resources are important, as well as, why they are important. Designation and protection involve legislative action. Preservation of the historic character of Pasadena can be accomplished if the mechanism is in place to designate historic resources and authorize review of proposals that may affect them. The following strategies are proposed to achieve the goal of preservation of Pasadena's historic character and environment:



- Complete the historic context/property type report for the City of Pasadena (in progress, to be completed by September 30, 1992).
- Complete a City-wide survey of historic resources to identify districts eligible for National Register of Historic Places designation and individual buildings/structures eligible for local and National Register designation (completion by October, 1993).
- Continue the City's long-range program of conducting Certified Local Government funded intensive surveys (ongoing).
- Prepare a preservation plan which identifies strategies to protect or minimize negative impacts to historic resources (completion by April 1994).
- Revise the Cultural Heritage Ordinance to correlate with the above information and to provide legislative implementation tools (completion by November 1994).
- Streamline review procedures by incorporating the historic resources information onto the City's Integrated Land Management System (completion by July 1994).

7. REDEVELOPMENT PROJECT AREAS

The City has eight existing redevelopment project areas. Two of these redevelopment projects are considered completed: San Gabriel and Orange Grove. For those areas which are not in Specific Plan areas and are not completed project areas, the adopted Redevelopment Plans will define the future development as described below.

Lincoln Avenue Redevelopment Project Area (See map on p. 103)

The General Plan designation is intended to implement the Redevelopment Plan, including the proposed residential uses.

Total New Housing Units = 100

Total New Non-Residential Square Footage = 200,000

General Commercial = 200,000

Lincoln Triangle (See map on p. 100)

This area is within the Downtown Redevelopment Project Area, but not in the Central District specific plan area. Along with the Lincoln Triangle Plan it will guide development in this strategy area.

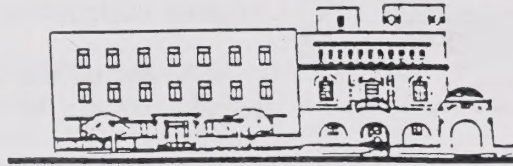
Total New Housing Units = 150

8. MASTER DEVELOPMENT PLANS

Some areas of the City are governed by existing Master Development Plans. These plans set forth the rules for development on property

owned by major public institutions in Pasadena and are the implementation tools of the General Plan in these areas. The Master Plans set forth the maximum amount, type and location of future development which will occur for the institution during the lifetime of the Master Plan. Existing Master Development Plans have been adopted by the City Council for the following institutions:

- Lake Avenue Congregational Church
- Valley Hunt Club
- Annandale Country Club
- Pasadena Historical Society
- Art Center College
- St. Luke Hospital
- Las Encinas Hospital (As required by the Master Plan, the hospital property between Millicent Way and Diana Street extending out to San Gabriel Boulevard will remain used as single family residential.)
- Chandler School
- Huntington Hospital
- Mayfield School
- California Institute of Technology
- Monte Vista Grove Homes
- Confirmed Word Faith Center
- Polytechnic School
- Fuller Theological Seminary
- Hillside Home for Children
- Westridge School for Girls



Additional Master Plans may be prepared for other institutions in Pasadena if necessary to guide their future development.

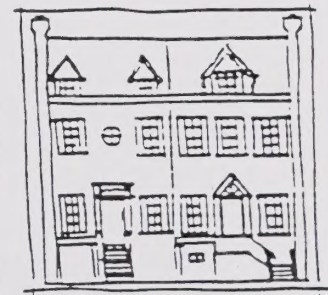
9. ZONING CODE REVISIONS

The Zoning Code is the most important and effective tool for the implementation of the General Plan. The purpose of zoning is the establishment of land use controls intended to advance the policies of the General Plan.

The Zoning Code, Title 17 of the Pasadena Municipal Code, shall be revised to conform with and implement the revised Land use and Mobility elements of the General Plan. New zoning designations shall be established to reflect changes in land use designations. New development standards, consistent with the intensity standards and policies of the Element, shall also be adopted. These standards will reflect the objectives and policies of the General Plan.

Specific amendments to the Zoning Code will include, but not be limited to:

- Addition of new development standards for RM-12 zoning designation.
- Addition of two different mixed use categories of zoning: 1) mixed use-urban which allows a more dense type of mixed use development and 2) mixed use-village which envisions a less dense,



lower scale type of development. Both categories will permit residential uses.

- Artist loft standards will be developed as part of the zoning code revision.

- Adoption of a new residential density, RM-60 (Multi-family residential, 60 dwelling units per net acre), which will be used in targeted development areas where high density urban housing is desired.

- Addition of a floor area ratio (F.A.R.) cap on top of existing zoning for all commercial and industrial areas that are not in the Specific Plan areas. F.A.R. is the ratio of the square footage of the buildings on the site (excluding parking structures) as related to the square footage of the lot. These F.A.R. caps are:

- General Commercial (CG) = 0.80
- Office Commercial (CO) = 0.80
- General Industrial (IG) = 0.90
- Limited Commercial (CL) = 0.70 (two story height limit unless housing is included in the project. With housing, a third story may be added).

These F.A.R. caps were developed after a study of the existing buildings and their existing F.A.R.s in these districts. The caps were set at a level that would allow 90 % of the buildings to expand to this F.A.R. cap. Ten percent of existing buildings already exceed this cap.

- Investigation of creative design solutions and flexible development standards to reduce the impacts of traffic and noise on residents living along Smart Corridors, primarily arterials, and mobility corridors.

- Investigate thresholds for the conditional use permit requirement for substandard lots.

- Implement Policy 1.7 of the Land Use Element to provide for the establishment of neighborhood centers.

- Adoption of new multi-family development standards applicable to certain large parcels with the RM-12 zoning designation.

- Investigate creative design solutions and flexible development standards to reduce the impact of traffic and noise on residents who live along the Corson and Maple Smart Corridors.

10. MANAGEMENT/ADMINISTRATION OF THE GENERAL PLAN

This section outlines the program for administering and updating the General Plan. It also recommends procedures which are intended to make the General Plan a more effective planning tool for the City.

a) Annual Reports - The annual review process will consist of public hearings before the Planning Commission, Transportation Advisory Commission, Northwest Commission and City Council on the progress in meeting the goals and objectives of the General Plan. This process will provide an opportunity to update residents on the implementation process of the General Plan.

b) Five Year Updates - At five year intervals, beginning 1998, there will be a major citizen participation effort to re-evaluate the General Plan and update or change objectives if necessary. If certain General Plan goals are not being achieved through the existing objectives and programs, amendments will be proposed to better achieve these goals. This update process will include at least two public meetings to identify community issues and concerns and at least two additional public meetings to present recommendations for revisions prior to public hearings before the Planning Commission, Transportation Advisory Commission and City Council. This will also be the time to evaluate other influences such as the economy and adjust the General Plan accordingly. The first five year period will begin with the final adoption of the General Plan in 1993.

The first Rose Queen, Hallie Woods, was crowned in 1905.

c) General Plan Amendments - Any proposed amendments would be taken to the Planning Commission and City Council in two annual cycles - one to coincide with the annual General Plan review and a mid-year cycle. If necessary, up to two additional amendment cycles will be added each year. The following criteria must be met in order for a proposed amendment to be accepted:

- All amendments must be consistent with the overall principles, objectives and policies of the entire General Plan.

- Size - Parcel specific amendments will be discouraged. If a parcel specific amendment application is received, staff normally will recommend to the Planning Commission a larger study area.

d) Development of a Geographic Information System (GIS) - A computerized land use mapping and information will be developed for land use tracking and other data base needs of the City. Traffic and fiscal modeling can also be integrated into the GIS system. This could assist in maintaining consistency between the Land Use and Mobility Elements.

e) General Plan's role in Budget Development - The General Plan will become an integrating tool for setting spending priorities and developing work programs for the City. These spending priorities and work programs form the basis for each year's operating budget for the City.

f) General Plan's role in the Capital Improvement Program - Construction of public facilities and infrastructure is an important link between the development of the City and the implementation of the General Plan. The City's Capital Improvements Program (CIP) itemizes specific improvements and indicates the schedule and anticipated funding.



The Capital Improvement Program enables the implementation of the City's fiscal policies in a manner which is consistent with the goals and policies of the General Plan. For example, to implement the General Plan objective of maintaining and acquiring open space, the CIP can identify park maintenance projects or specific parcels of land to purchase. The CIP can also be used to implement targeted development objectives by locating and programming public facilities and infrastructure in areas where targeted development is planned. By stipulating land uses and intensities, the General Plan provides the basis for the design and capacity of public facilities necessary to meet the community's future infrastructure needs.

The Six Year Capital Improvement Program is prepared every two years; each preparation year will be initiated with a City Council workshop to establish priorities for General Plan implementation. A Planning Commission CIP Subcommittee should subsequently review the proposed CIP for consistency with the General Plan.

2. ZONE CHANGES AND ZONING CODE AMENDMENTS

IMPLEMENTATION ACTIONS	Fiscal Year					ONGOING	RESPONSIBILITY
	1992	1993	1994	1995	1996		
a. <u>North Fair Oaks Avenue</u> Potential preparation of a zone change from the existing zoning of multi-family residential to a category which would facilitate the development of a health center. Potential preparation of a zoning code amendment to modify the rules for continuation of existing non-conforming uses to limit the possibility of perpetual continuation of uses which are incompatible with residential uses.			X				Planning
b. <u>Northwest Low Density Area</u> Prepare zoning study to reduce housing and population density to preserve this relatively low density residential area.			X				Planning
c. <u>North Allen Avenue</u> Prepare zone change from the existing zoning of multi-family residential to a single family residential designation to preserve the low density residential character of the neighborhood.			X				Planning
d. <u>Hill / East Washington Boulevard</u> Prepare zoning study to preserve the generally low density residential neighborhood.			X				Planning

IMPLEMENTATION ACTIONS	Fiscal Year					ONGOING	RESPONSIBILITY
	1992	1993	1994	1995	1996		
e. <u>Planned Development #1 (PD-1) - New York Drive</u> Amend PD-1 development standards to allow the creation of supporting retail and services such as child care to make site more attractive for employees.			X				Planning
f. <u>Rose Avenue Tennis Courts</u> Prepare zone change from the existing single family residential designation to multi-family residential to be consistent with the surrounding neighborhood character.			X				Planning
g. <u>El Molino at Mountain</u> Prepare zoning study to reduce density in the area.			X				Planning
h. <u>Fair Oaks Corridor</u> Pursue Land Use analysis and zoning ordinance revisions and/or redevelopment plan amendments to prohibit incompatible land uses which inhibit commercial/industrial revitalization activities.			X				Planning and Housing & Development
i. <u>Green Street between Holliston and Willson</u> Prepare zoning study to determine whether to change the existing designation from Limited Commercial to General Commercial.			X				Planning

IMPLEMENTATION ACTIONS	Fiscal Year					ONGOING	RESPONSIBILITY
	1992	1993	1994	1995	1996		
j. <u>Woodbury between Windsor and Casitas</u> Prepare a zoning study to examine Pasadena Unified School District property to determine if it is appropriate to change the zoning designation from Institutional to Industrial.			X				Planning
k. <u>Wilson at San Pasqual</u> Prepare zoning study to examine property adjacent to the California Institute of Technology to determine if the zoning should be changed to Institutional or to a lower density residential designation.			X				Planning
Make zoning map consistent with the General Plan map.			X				Planning

3. GREEN SPACE ELEMENT OF THE GENERAL PLAN

IMPLEMENTATION ACTIONS	Fiscal Year					ONGOING	RESPONSIBILITY
	1992	1993	1994	1995	1996		
Revise the mandatory Open Space Element of the General Plan and rename the "Green Space Element." Incorporate all the existing plans prepared for open space and park areas and include new planning and implementation efforts.					X		Planning, Parks & Recreation and Public Works Urban Forestry staff

4. DESIGN STANDARDS

IMPLEMENTATION ACTIONS	Fiscal Year					ONGOING	RESPONSIBILITY
	1992	1993	1994	1995	1996		
Streamline the City's existing process for design review.			x				Planning
Adopt specific design guidelines for sub-areas within the Central District.					x		Planning
Develop specific resource guidelines for incorporation into the revised zoning code. These guidelines are proposed for: urban open space; landscaping; parking; zone transition areas; neighborhood commercial areas; rehabilitations of existing non-historic buildings.			x				Planning
Convene a public outreach program, involving local residents, on design standards and design review.				x			Planning
Formulate guidelines for targeted "design upgrade" areas to include: South Arroyo Parkway, North Fair Oaks Avenue and East Colorado Boulevard.						x	Planning
Change thresholds for the applicability of design review.					x		Planning
Extend geographic areas subject to design review.					x		Planning
Develop design guidelines for the East Pasadena Specific Plan area.			x				Planning
Extend the Lincoln Avenue Redevelopment area design guidelines for the CG-1 district of Lincoln Avenue					x		Planning

5. HISTORIC PRESERVATION

IMPLEMENTATION ACTIONS	Fiscal Year					ONGOING	RESPONSIBILITY
	1992	1993	1994	1995	1996		
Complete the historic context/property type report for the City of Pasadena.	.			x			Planning
Complete a City-wide survey of historic resources to identify districts eligible for National Register of Historic Places designation and individual buildings/structures eligible for local and National Register designation.		.	x				Planning
Continue the City's long-range program of conducting certified Local Government funded intensive surveys.						x	Planning
Prepare a preservation plan which identifies strategies to protect or minimize negative impacts to historic resources.			x				Planning
Revise the Cultural Heritage Ordinance to correlate with the above information and to provide legislative implementation tools.				x			Planning
Streamline review procedures by incorporating the historic resources information onto the City's Integrated Land Management System.				x			Planning

6. REDEVELOPMENT PROJECT AREAS

IMPLEMENTATION ACTIONS	Fiscal Year					ONGOING	RESPONSIBILITY
	1992	1993	1994	1995	1996		
a. <u>Lincoln Avenue Redevelopment Project Area</u> Implement Plan.						X	Housing & Development
b. <u>Lincoln Triangle</u> Implement Downtown Redevelopment Project Area.						X	Housing & Development
c. <u>Fair Oaks/Orange Grove area</u> Implement the Fair Oaks Redevelopment Project Area and the Villa-Parke Redevelopment Project Area Plans.						X	Housing & Development

7. MASTER PLANS

IMPLEMENTATION ACTIONS	Fiscal Year					ONGOING	RESPONSIBILITY
	1992	1993	1994	1995	1996		
a. <u>William Carey University</u> Prepare a Master Development Plan.							Applicant
b. <u>World Wide Church of God</u> Prepare a Master Development Plan.							Applicant
c. <u>Pacific Asia Museum</u> Prepare a Master Development Plan.							Applicant
d. <u>Hillside Home for Children</u> Prepare a Master Development Plan.			X				Applicant
e. <u>Westridge School</u> Prepare a Master Development Plan			X				Applicant

8. ZONING CODE REVISIONS

IMPLEMENTATION ACTIONS	Fiscal Year					ONGOING	RESPONSIBILITY
	1992	1993	1994	1995	1996		
Revise Zoning Code and map						x	Planning

9. MANAGEMENT/ADMINISTRATION OF THE GENERAL PLAN

IMPLEMENTATION ACTIONS	Fiscal Year					ONGOING	RESPONSIBILITY
	1992	1993	1994	1995	1996		
Annual reports		x	x	x	x	x	Planning
Five Year Updates						1998	Planning
Development of a Geographic Information System (GIS)						x	Planning
General Plan's role in budget development						x	
General Plan's role in the Capital Improvement Program (CIP)						x	
General Plan EIR			x				Planning
Consistency between all elements				x	x		Planning
Implement draft General Plan		x	x				Planning

LAND USE ELEMENT



IMPLEMENTATION
MAPS

PROPOSED



RECEIVED

MAY 29

E. IMPLEMENTATION MAPS

The following maps illustrate the Specific Plan Areas and the Zone Changes and Zoning Code Amendment Areas outlined in the previous section on Implementation.

MEMORANDUM

TO : The President
FROM : The Vice President
SUBJECT: [Illegible]

a. Central District

Map of the Central District

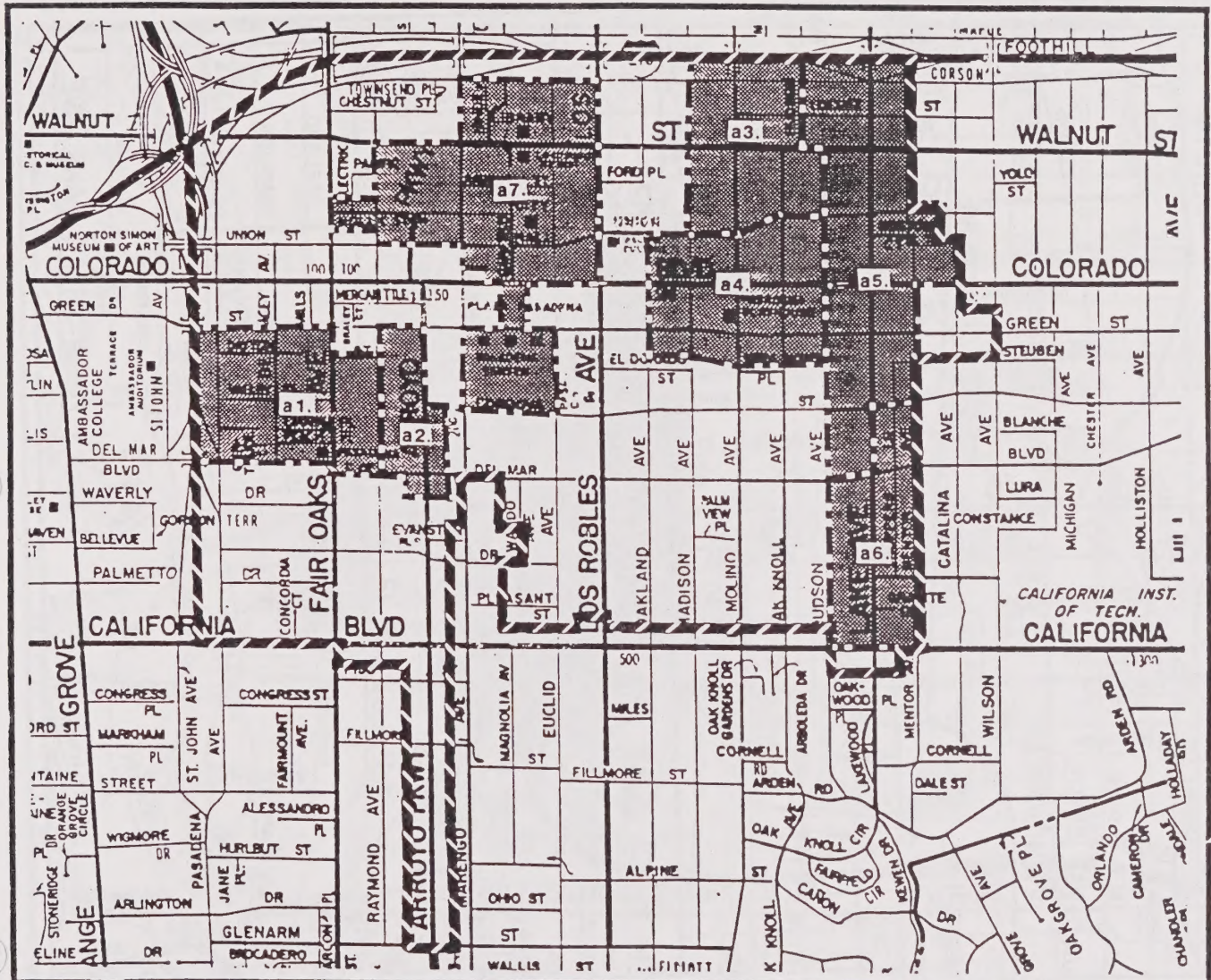


Map of the Central District Scale: 1 inch = 1 mile Legend: - Blue line: Main Street - Red line: Highway - Green line: River - Yellow line: Canal - Black line: Road - Blue square: Water - Red square: Fire Station - Green square: Park - Yellow square: School - Black square: Building	
---	--

The Central District is located in the center of the city and is the most densely populated area. It is bounded by the city limits to the north and south and by the river to the east and west. The district is divided into several wards and contains a large number of streets and buildings. The population of the district is approximately 100,000 people. The district is the center of the city's business and commercial activity and is the most important area of the city.

a. Central District

Map Dated: July 7, 1992



Central District Specific Plan Area

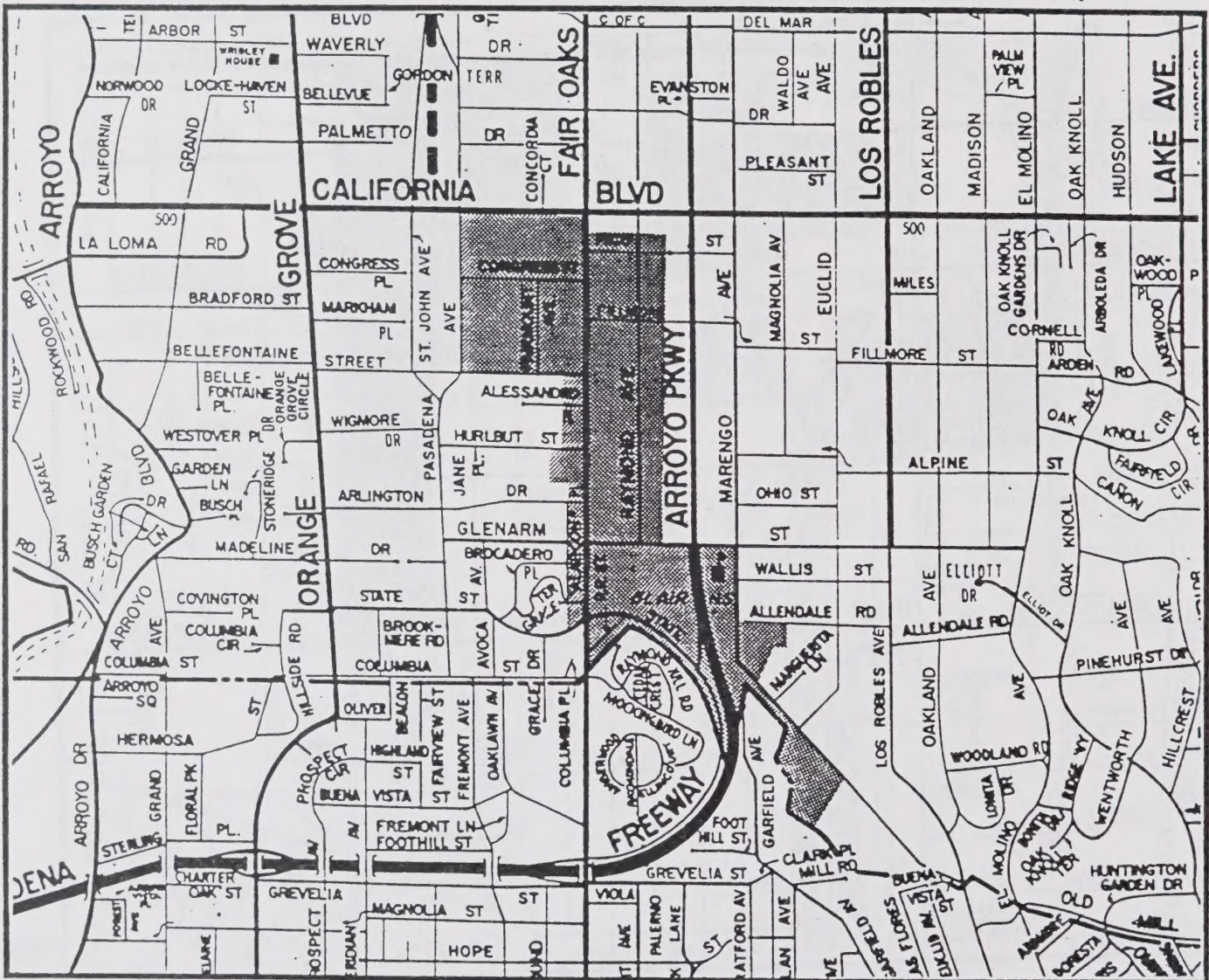
Strategy areas within Central District Specific Plan Area

- | | |
|------------------------------------|-----------------------------------|
| a1. Urban Village | a5. Lake Avenue - Office Area |
| a2. Santa Fe Transportation Center | a6. Lake Avenue - Retail Area |
| a3. Urban Housing Area | a7. Civic Center Master Plan Area |
| a4. Playhouse District | |

The Central District Specific Plan boundary follows the Central District zoning boundary, with the exception of the parcels south of California Boulevard between Oak Knoll Avenue and Hudson Avenue. This specific plan area also includes 1) the CL zoning district north of Union Street and west of Fair Oaks Avenue; 2) the parcels fronting Arroyo Parkway between California Boulevard and Glenarm Street; and 3) the parcels fronting California Boulevard between Fair Oaks Avenue and Arroyo Parkway.

b. South Fair Oaks Bio-Tech Center

Map Dated: July 7, 1992



 Specific Plan Area

South Fair Oaks Biomedical Center (Technopolis)

Where the street boundaries on the map are unclear, the following boundaries shall prevail:

The western boundary between Bellefontaine Street and State Street shall follow the IG zoning district boundary.

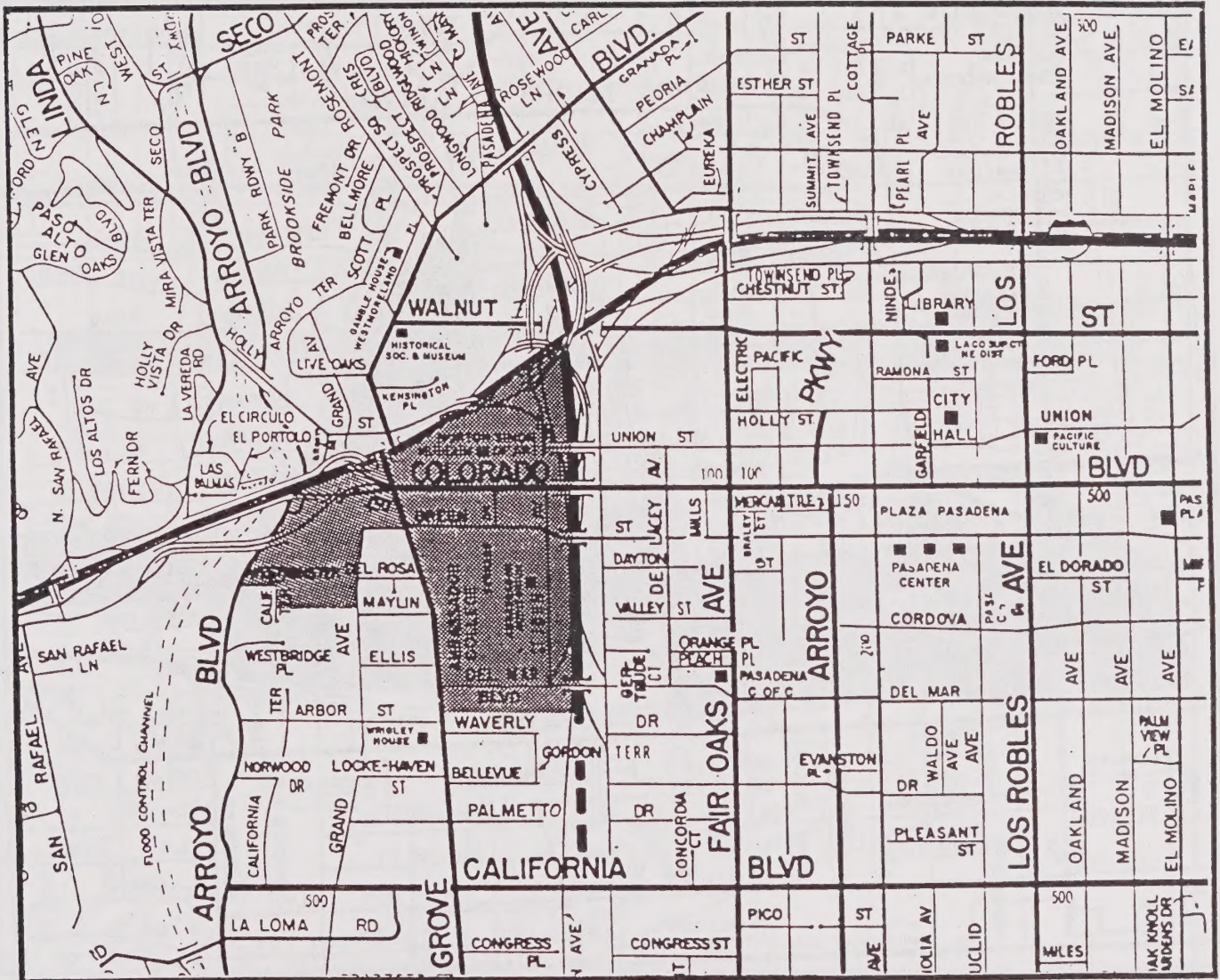
The boundary between the southern city boundary and Marengo Avenue shall follow the PS zoning district boundary. This shall also include the PS zoning district east of Marengo Avenue just south of Allendale Road.

The eastern boundary between California Boulevard and Glenarm Street shall follow the Railroad right-of-way between Arroyo Boulevard and Raymond Avenue.

The northern boundary east of Fair Oaks Avenue excludes the parcels fronting California Boulevard.

c. West Gateway

Map Dated: July 7, 1992



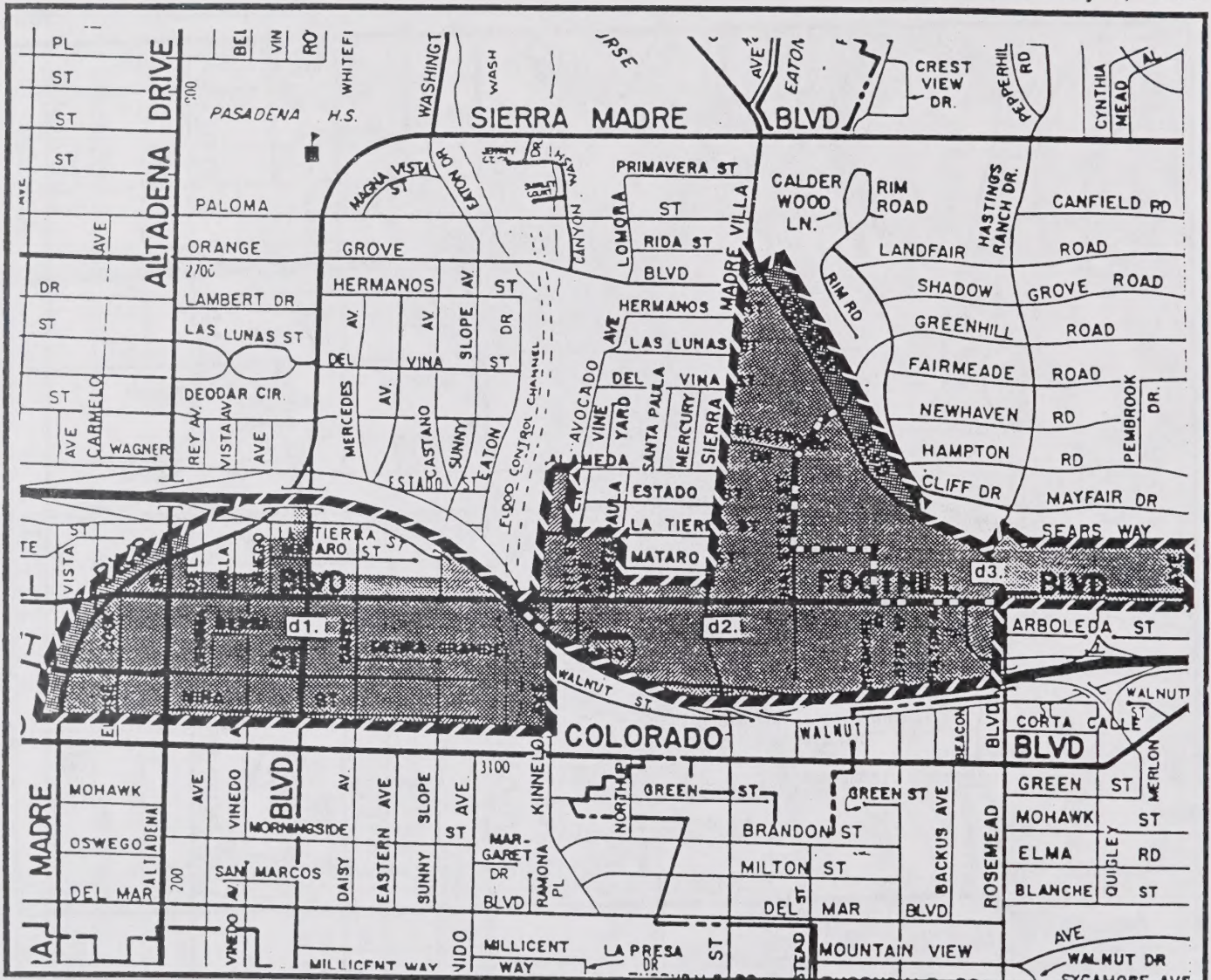
Specific Plan Area

The southern boundary between California Terrace and Grand Avenue follows the southern boundary of the PS-1 zoning district.

The southern boundary between Orange Grove Boulevard and the freeway includes the parcels fronting Del Mar Boulevard.

d. East Pasadena

Map Dated: July 7, 1992



East Pasadena Specific Plan Area

Strategy areas within East Pasadena Specific Plan Area

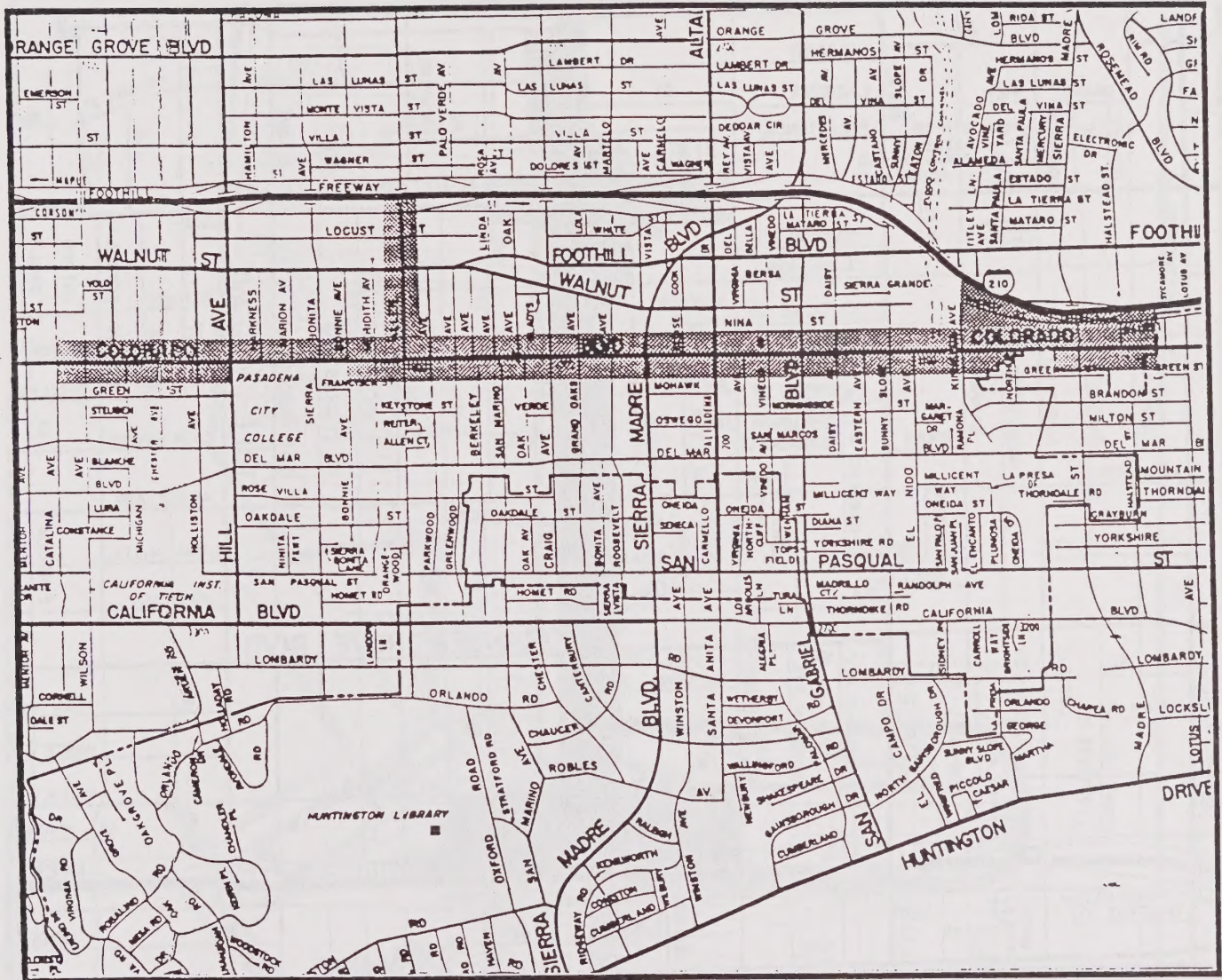
- d1. East Foothill Industrial District
- d2. Foothill, Rosemead, Sierra Madre Villa
- d3. Hastings Ranch/Foothill-Rosemead Shopping Center

The southern boundary between Sierra Madre Boulevard and Kinneloa Avenue shall follow the northern property lines of the parcels fronting Colorado Boulevard.

The western boundary between Colorado Boulevard and the freeway include the parcels fronting Sierra Madre Boulevard.

e. East Colorado Boulevard

Map Dated: July 7, 1992



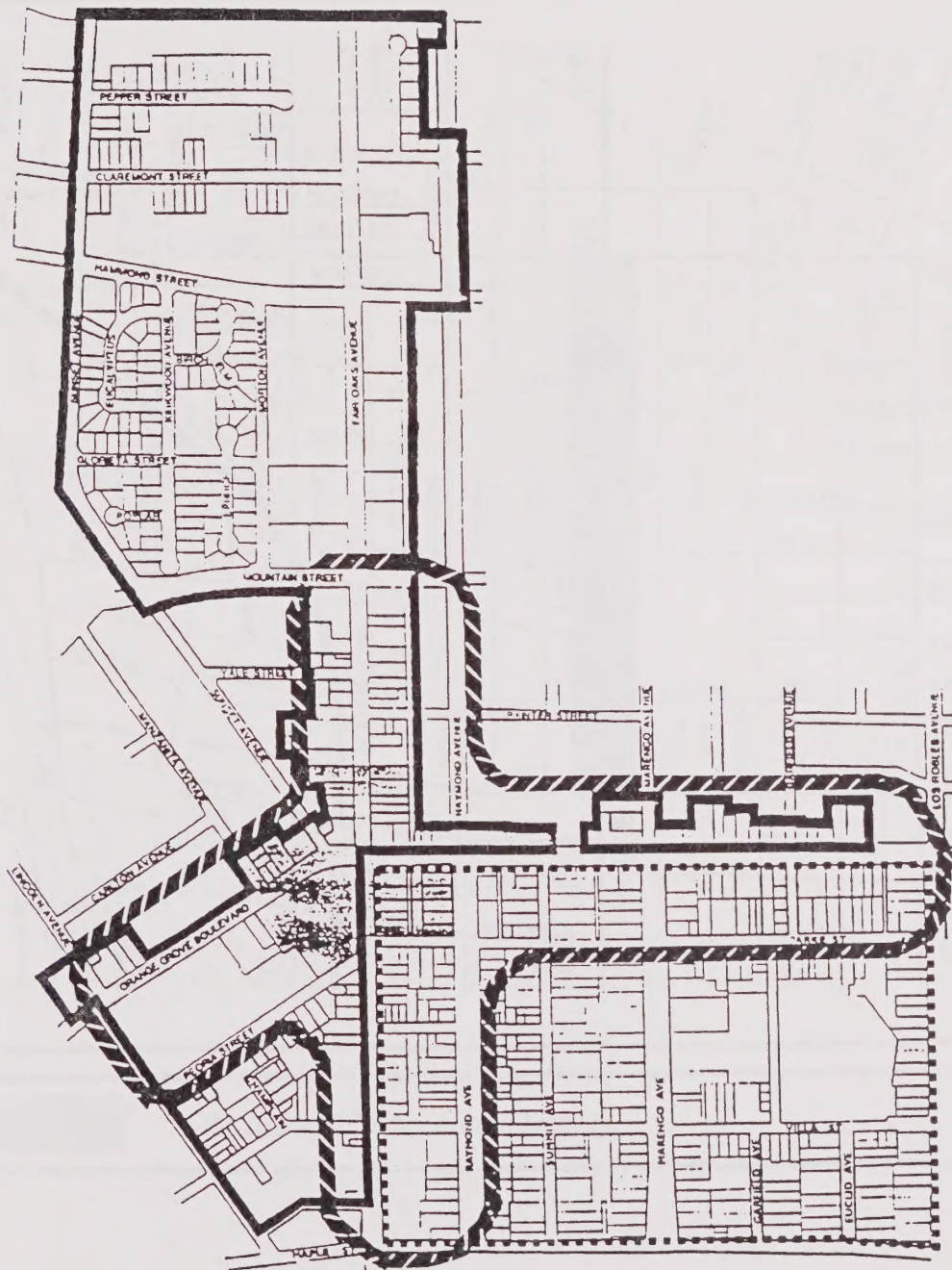
Specific Plan Area

This plan shall include all parcels with frontage on Colorado Boulevard between Catalina Avenue and the eastern city boundary, with the exception of the Pasadena City College property between Hill Avenue and Bonnie Avenue.

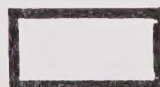
This plan shall also include all parcels with frontage on Allen Avenue between Colorado Boulevard and the 210 freeway.

Fair Oaks/Orange Grove Specific Plan

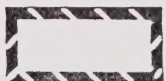
Map dated: April 19, 1994



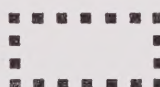
Fair Oaks/Orange Grove
Master Plan Area



Fair Oaks
Redevelopment Plan Boundary



Proposed Fair Grove /Orange
Grove Specific Plan Boundary



Villa-Parke
Redevelopment Plan Boundary

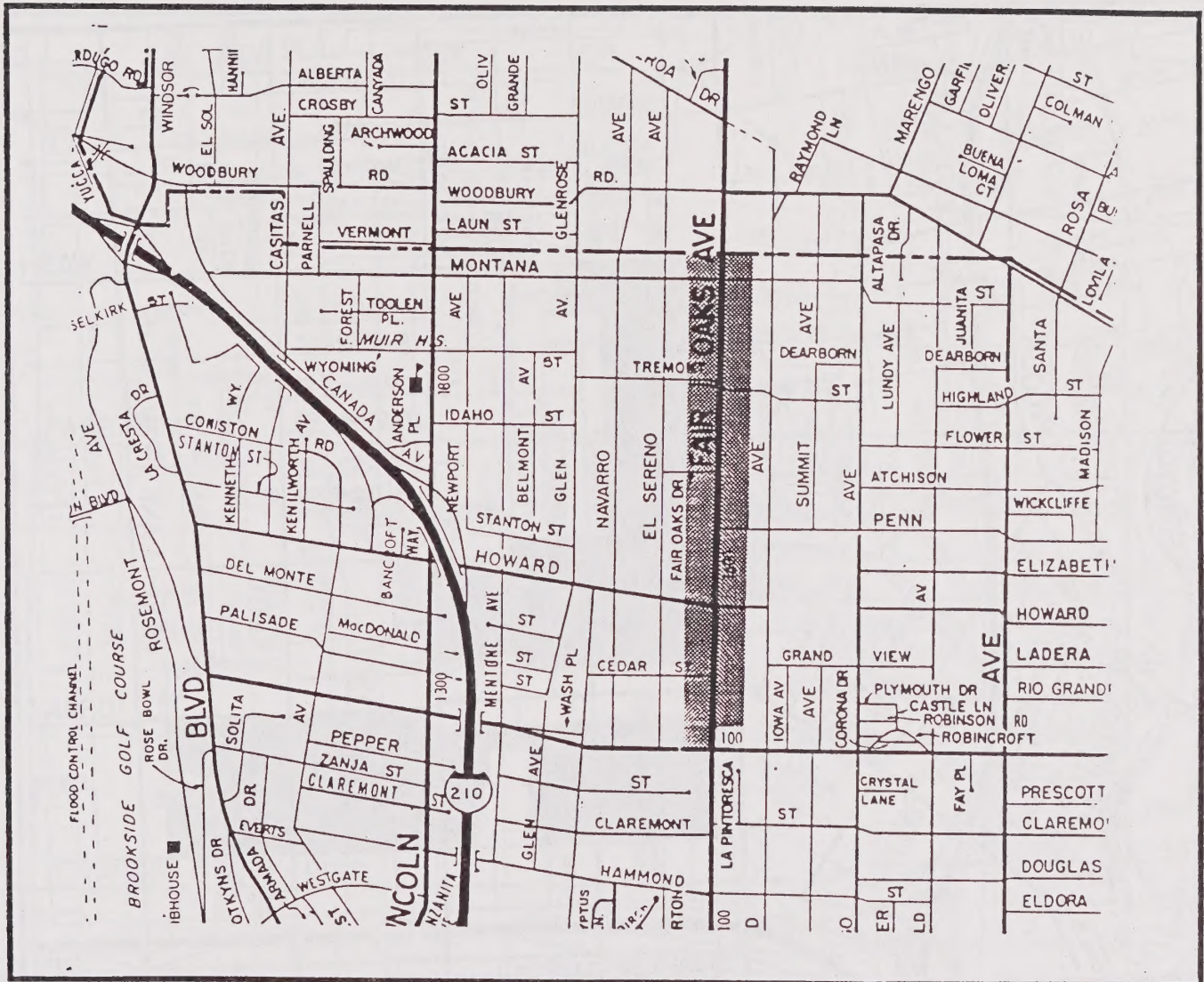
Precise boundaries will be established during the public participation process.

Fair Oaks Orange Grove Specific Plan



Project Name:	
Project Number:	
Project Location:	
Project Description:	
Project Status:	
Project Date:	
Project Author:	
Project Reviewer:	
Project Approver:	
Project Date:	

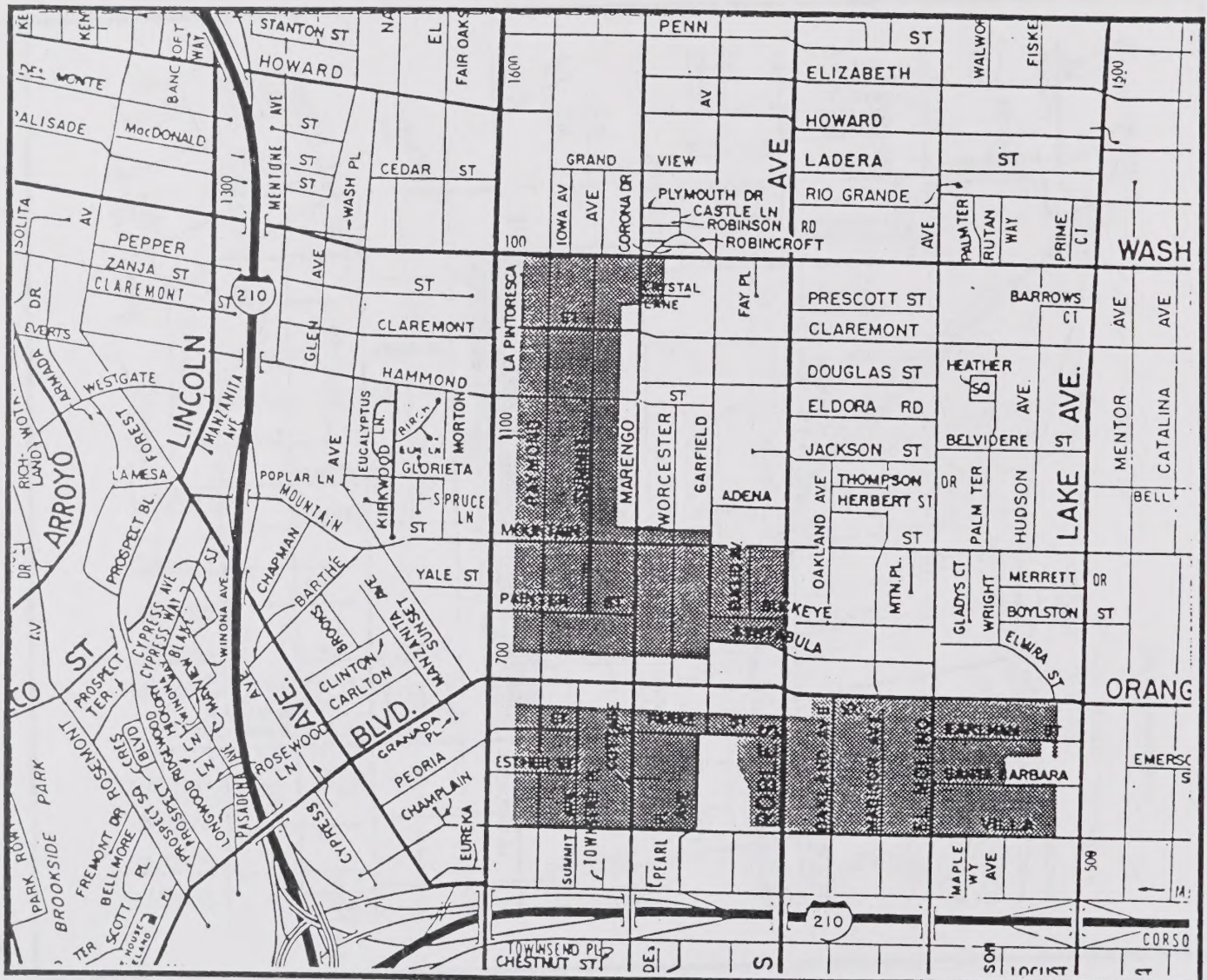
a. North Fair Oaks



Rezoning/Code Amendments

The area along Fair Oaks Avenue, between Washington Boulevard and the city boundary, includes all parcels within the RM 32 zoning district, excluding the parcels with frontage on Raymond Avenue.

b. Northwest Low Density Area

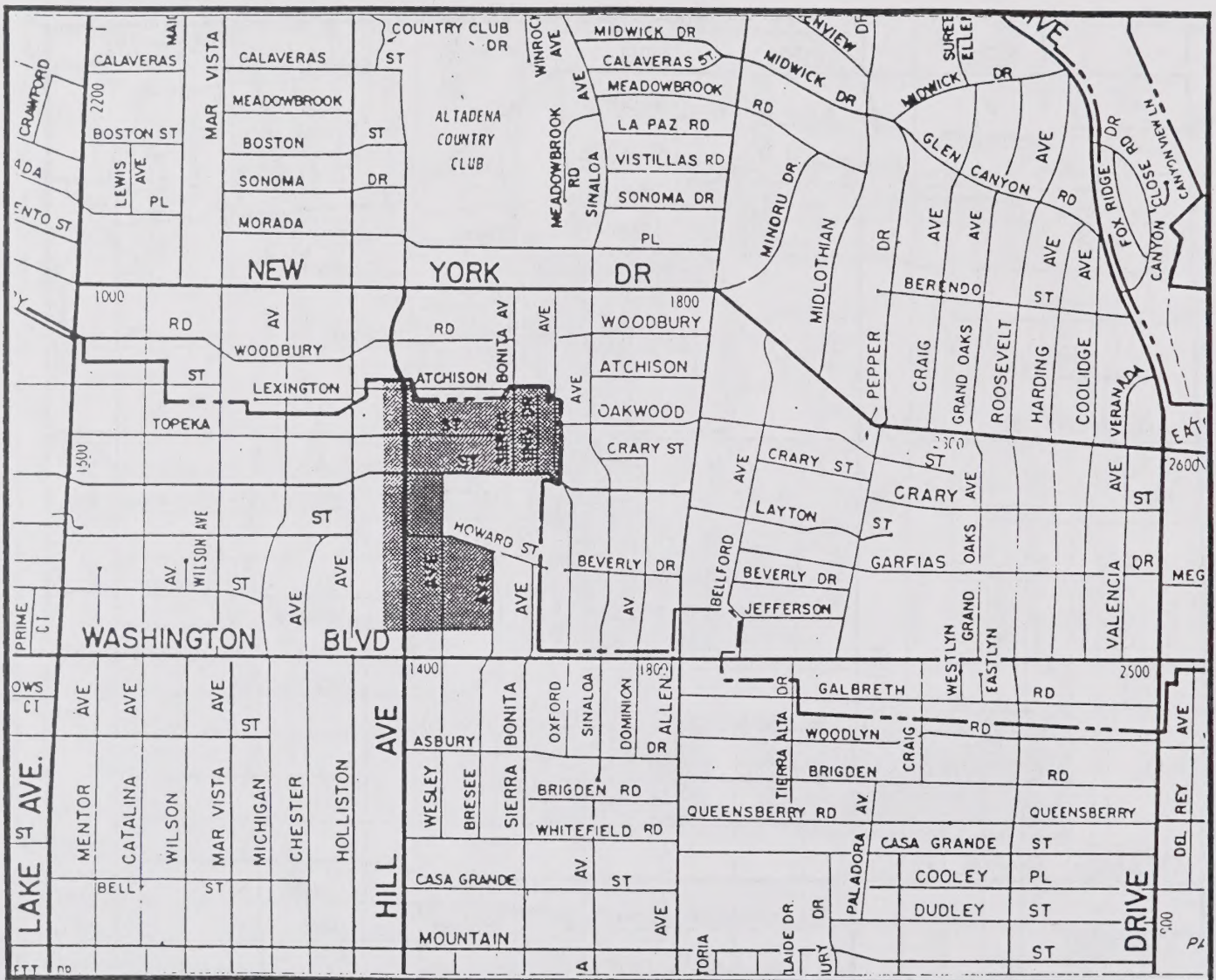


 Rezoning/Code Amendments

Area north of Orange Grove Boulevard and south of Washington Boulevard: The eastern boundary follows the RM 16 zoning district. The western boundary follows the RM 16 and RM 32 zoning districts excluding any parcels with frontage on Fair Oaks Avenue. The southern boundary between Garfield Avenue and Fair Oaks Avenue follows the RM 16 and RM 32 zoning districts.

Area south of Orange Grove Boulevard and north of Villa Street: The boundaries follow the RM 16 and RM 48 (HL 36) zoning districts and exclude the OS and PS zoning districts.

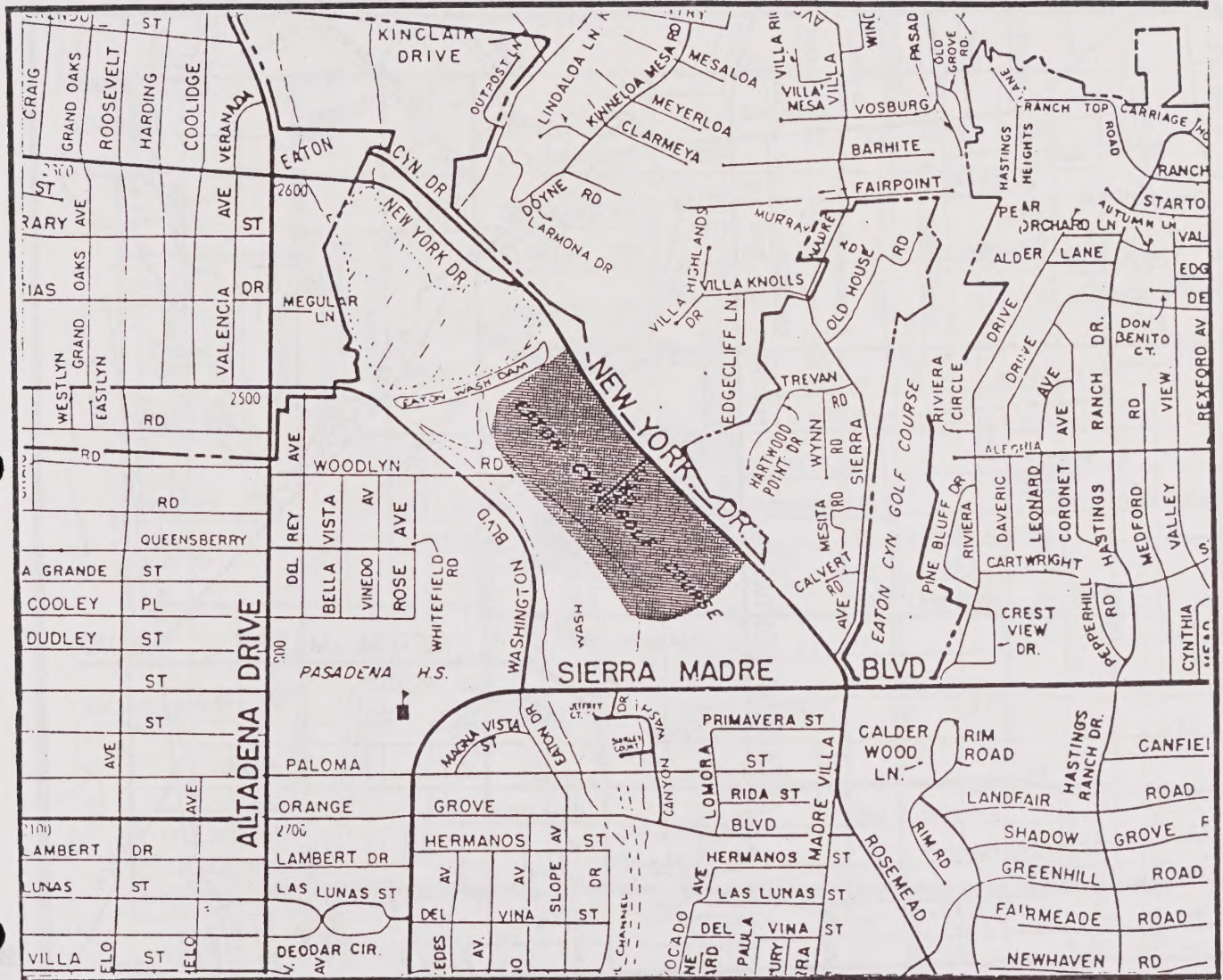
d. Hill/East Washington Boulevard



Rezoning/Code Amendments

The area east of Hill Avenue and north of Washington Boulevard include all parcels within the RM 16 and RM 32 zoning districts. The western boundary follows the RM 16 zoning district.

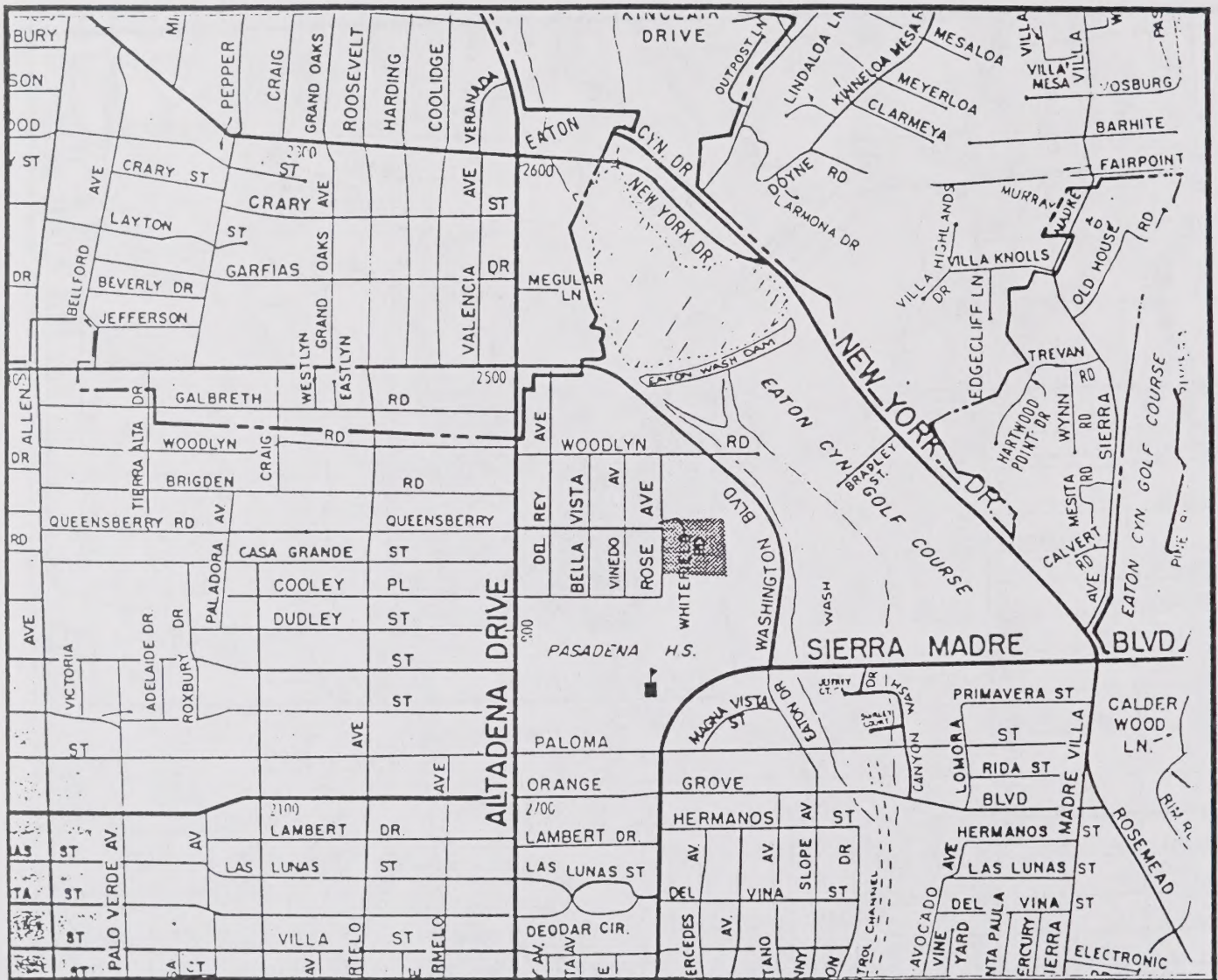
e. PD-1



Rezoning/Code Amendments

The area includes all parcels within the PD-1 zoning district.

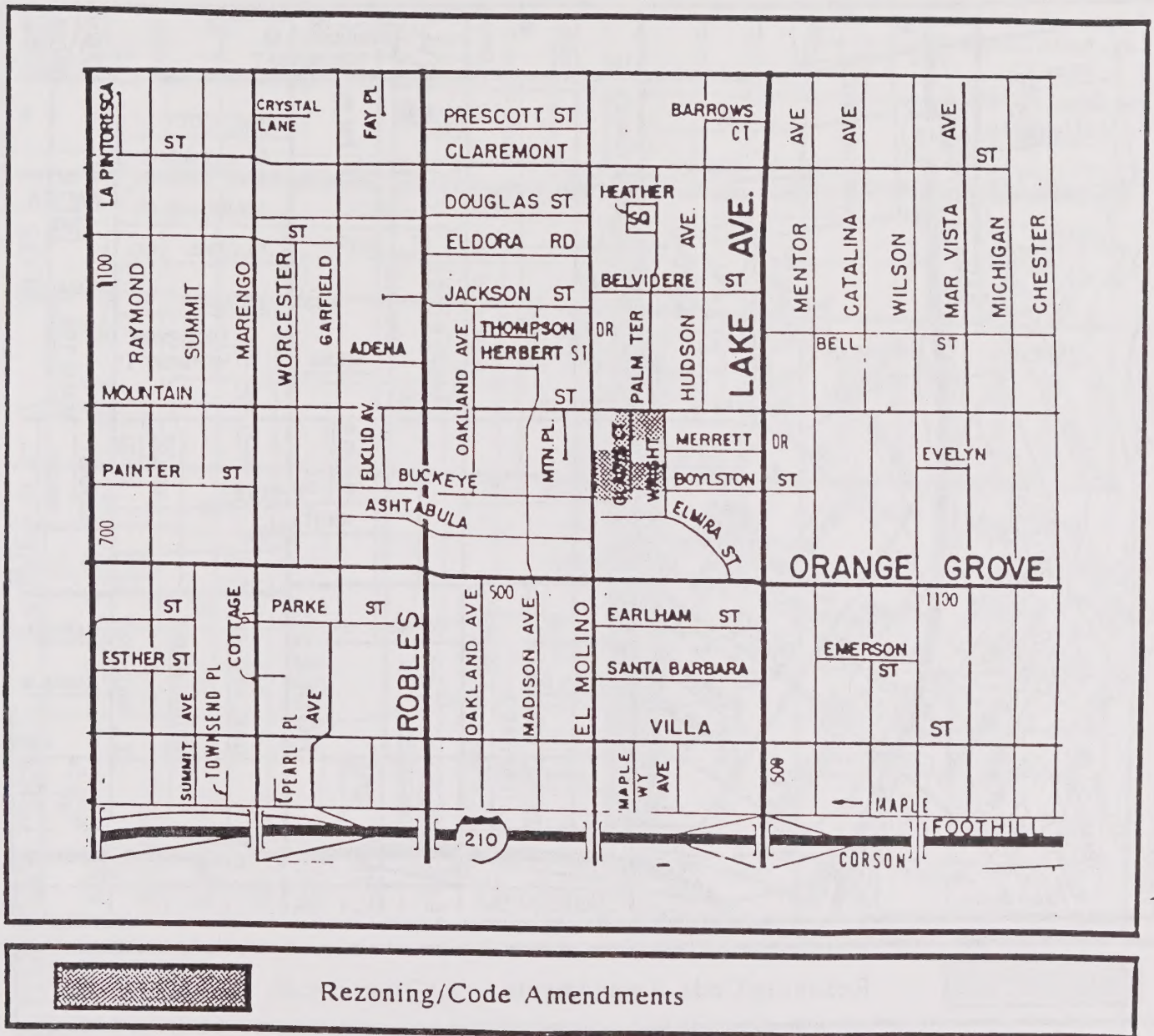
f. Rose Avenue Tennis Courts



Rezoning/Code Amendments

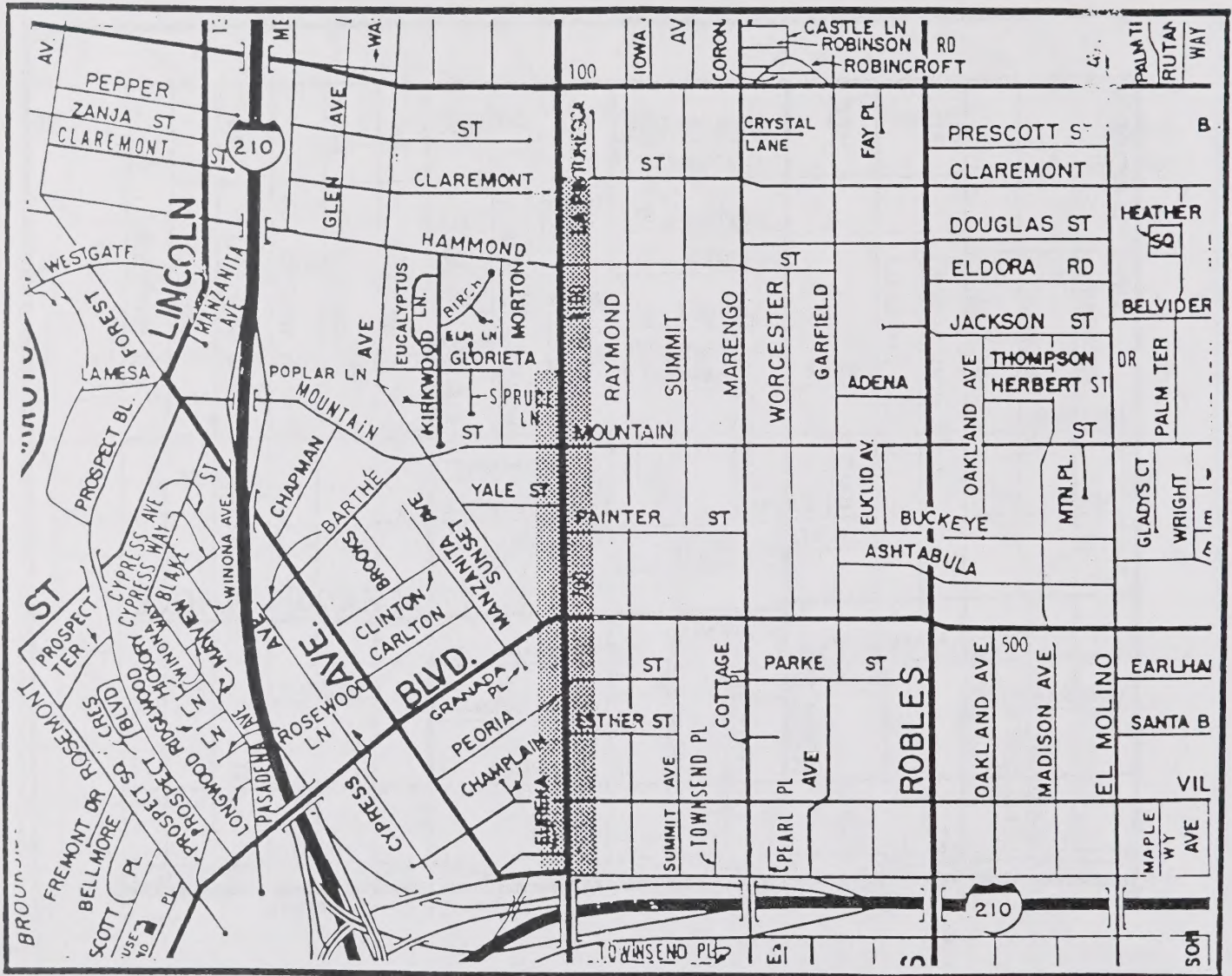
The area includes all parcels within the RS-1 zoning district.

g. El Molino at Mountain



The area along Mountain Street between Wright Avenue and El Molino Avenue, includes all parcels within the RM-32 zoning district.

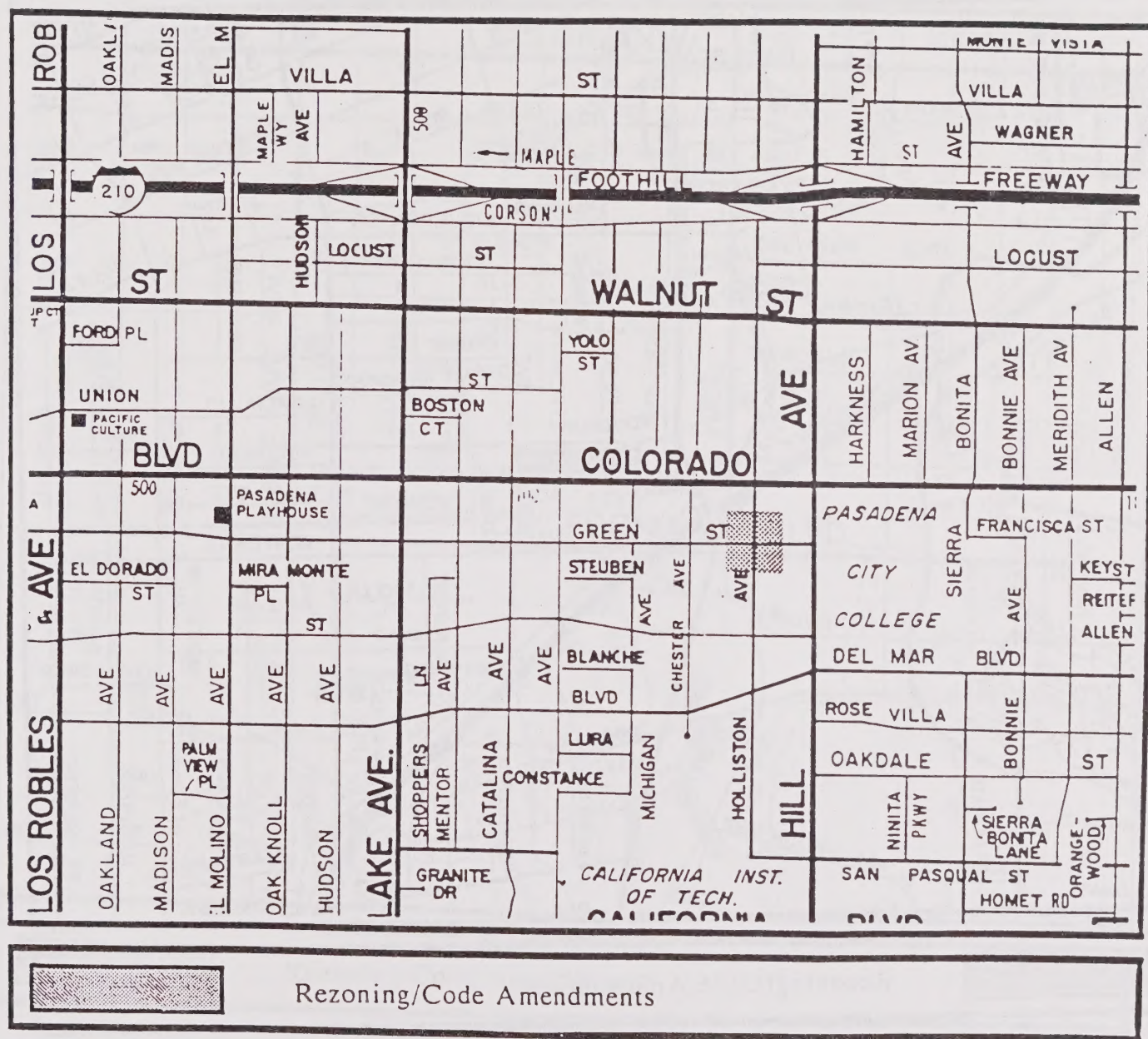
h. Fair Oaks Corridor



Rezoning/Code Amendments

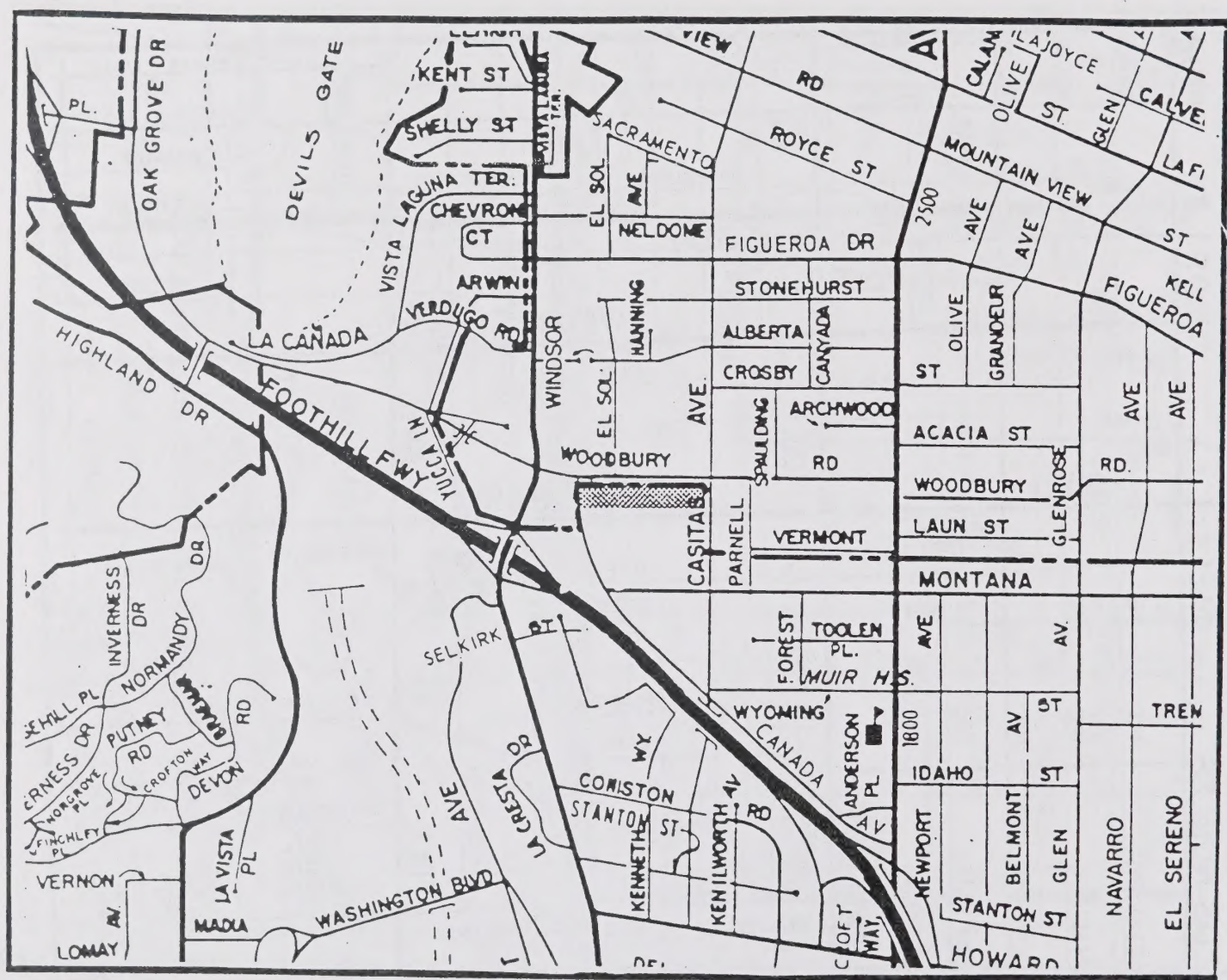
The boundaries include the frontage parcels of Fair Oaks Avenue between Claremont Street and Maple Street, excluding the properties on the west side of Fair Oaks between Claremont Street and the south property line of the Howard Park property.

i. Green Street at Holliston



The boundaries include the corner lots of the intersection of Holliston Avenue and Green Street.

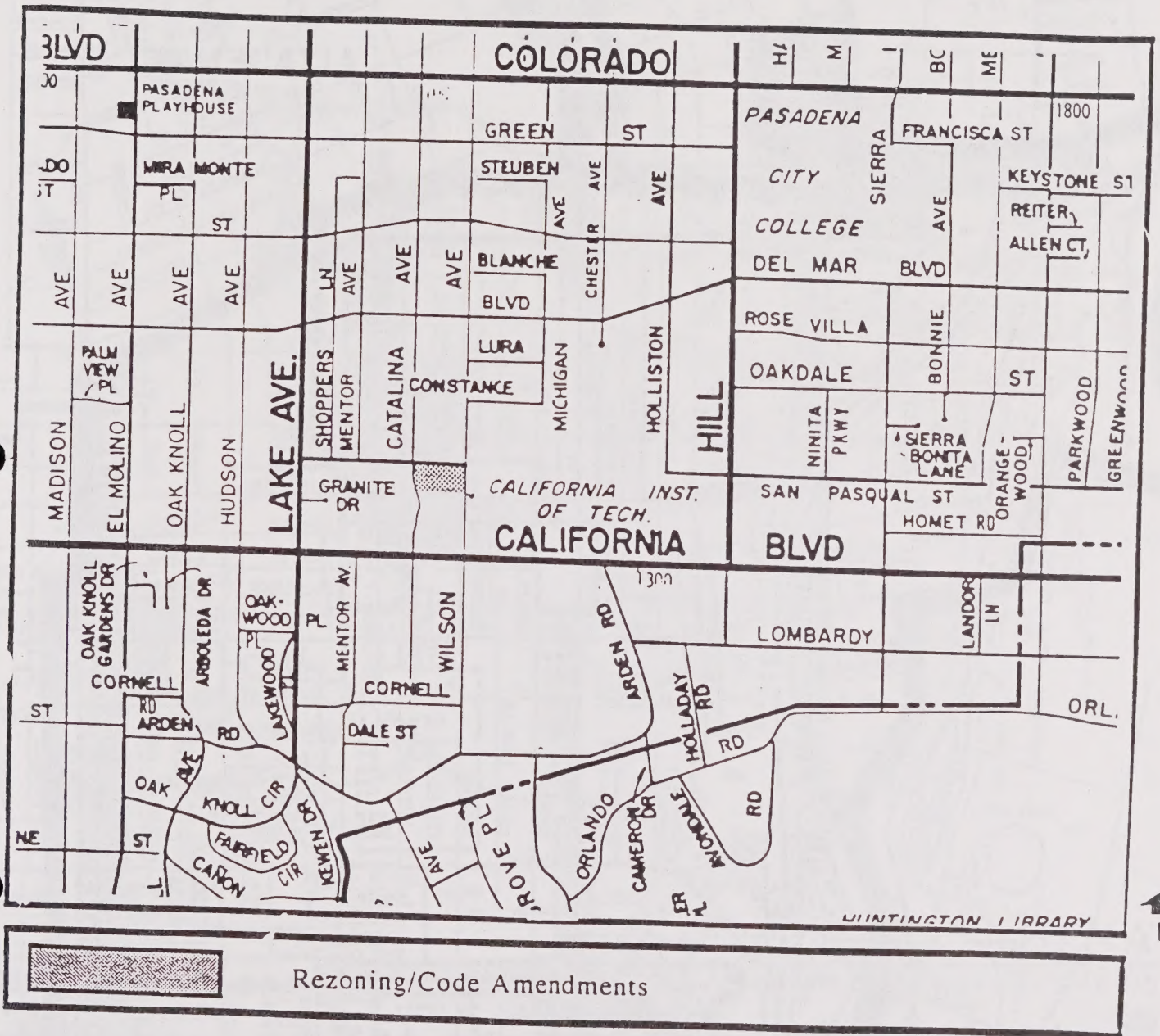
j. Woodbury between Windsor and Casitas

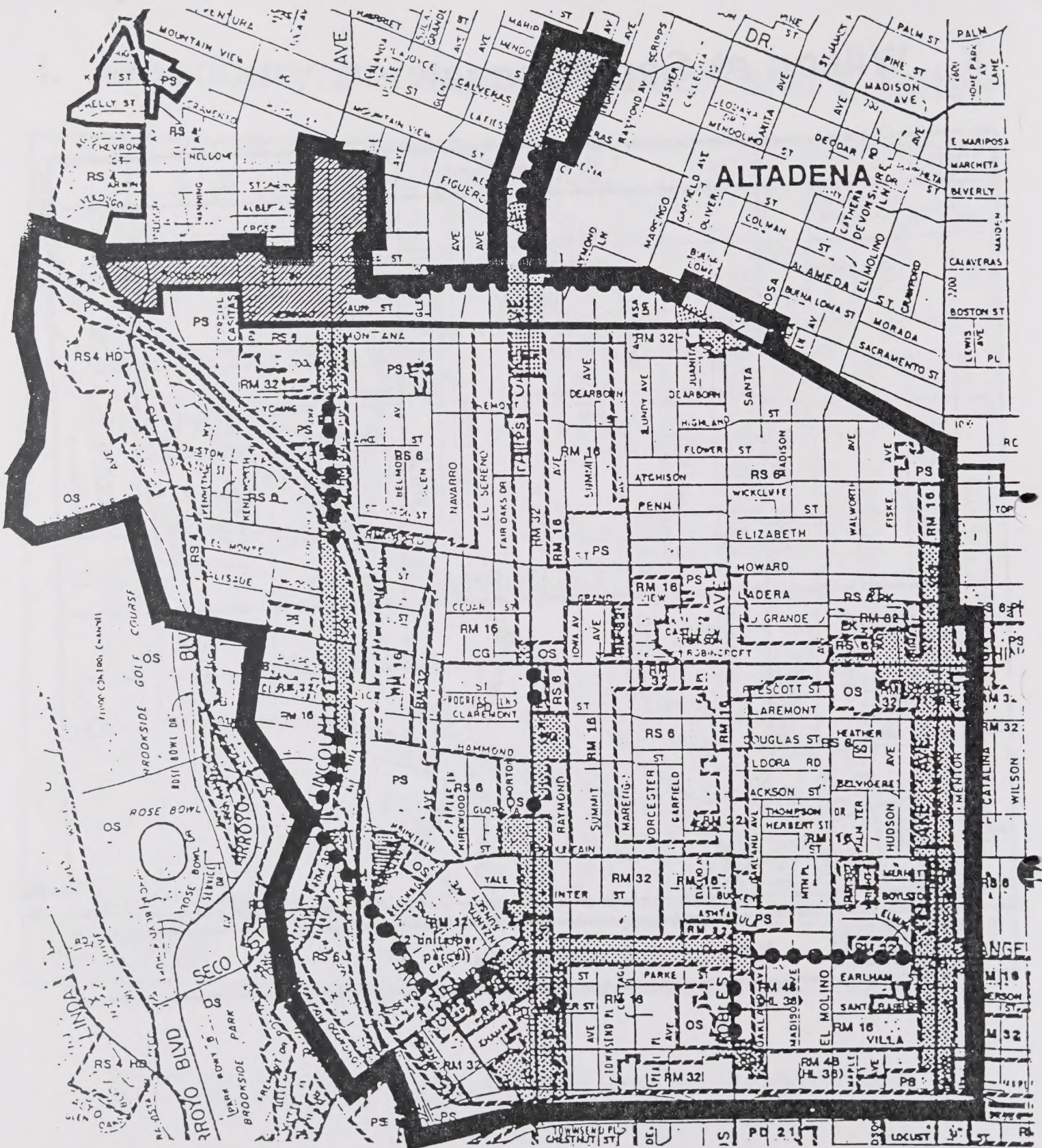


Rezoning/Code Amendments

The boundary includes the frontage lots of Woodbury Road which are within the City boundary.

k. Wilson at San Pasqual





Pasadena/Altadena Enterprise Zone



Commercial

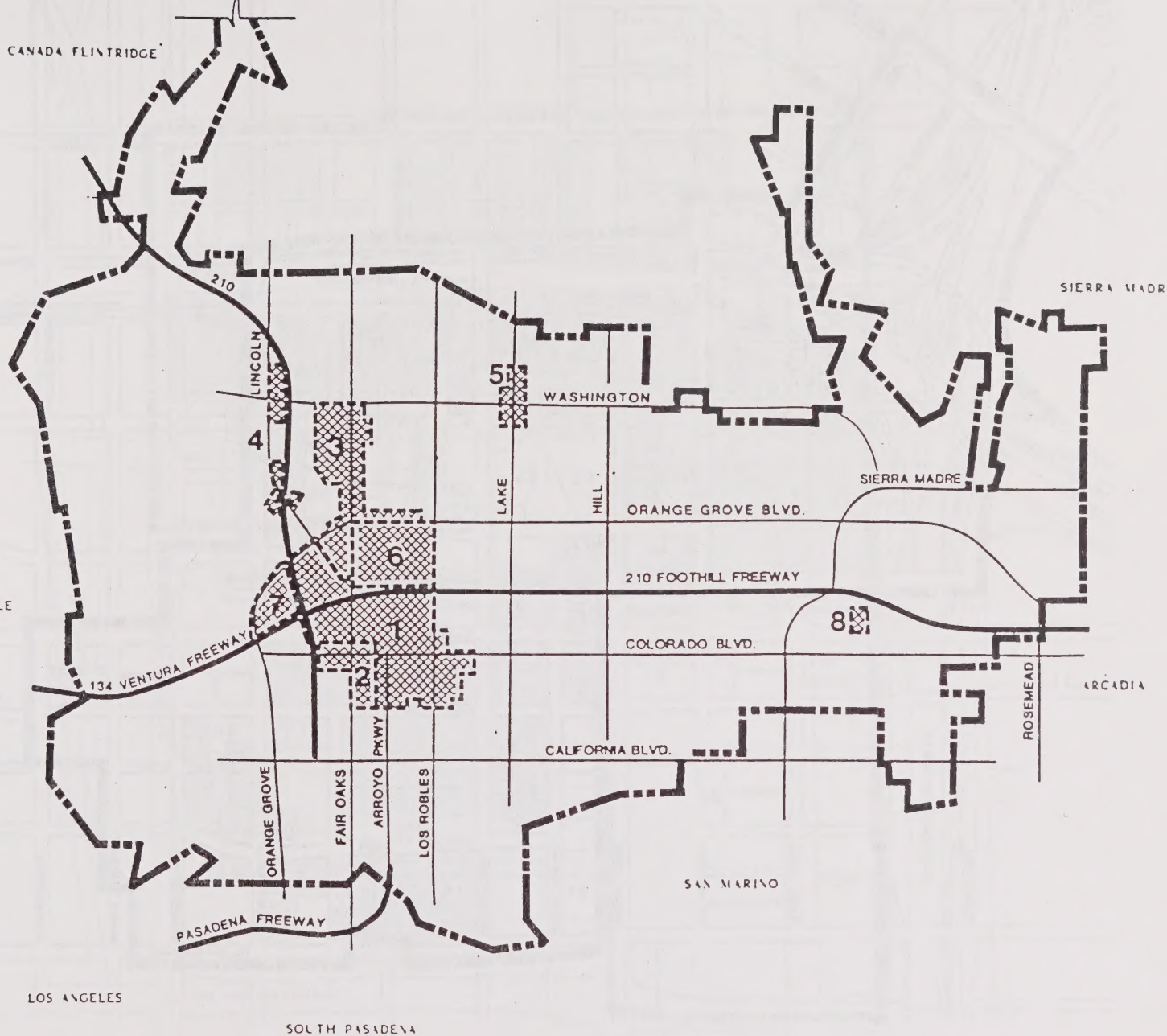


Industrial



Enterprise Zone Boundary

EXHIBIT 5



PASADENA

REDEVELOPMENT PROJECT AREAS

1. DOWNTOWN
2. OLD PASADENA
3. FAIR OAKS
4. LINCOLN AVENUE
5. LAKE / WASHINGTON
6. VILLA - PARKE
7. ORANGE GROVE
8. SAN GABRIEL

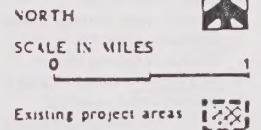
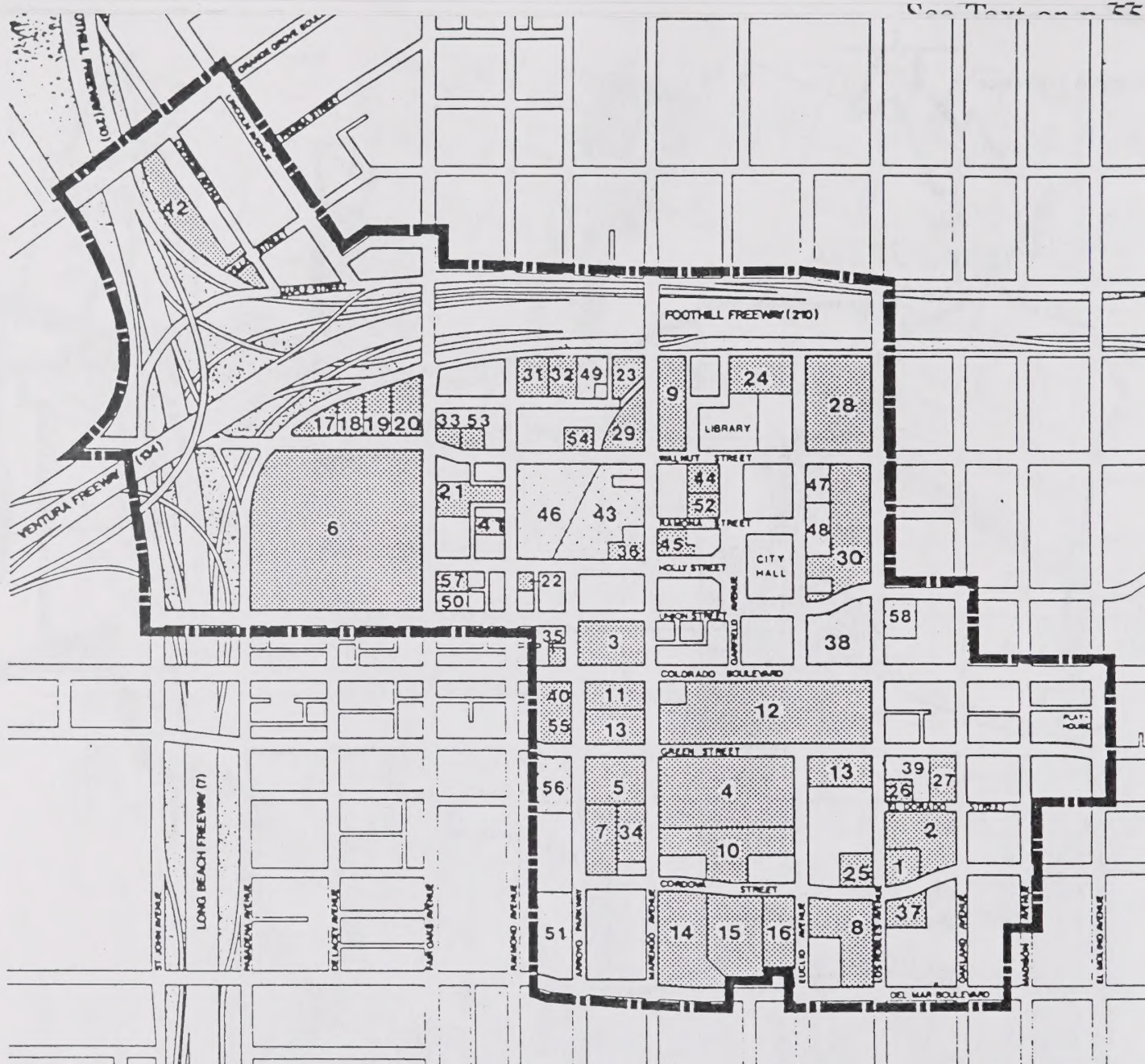


EXHIBIT 6



DOWNTOWN

REDEVELOPMENT PROJECT

- | | | |
|---------------------------------|---|--|
| 1. HILTON HOTEL | 24. OVERLAND PLAZA OFFICE BUILDING | 42. CYPRESS GROVE VILLAS TOWNHOUSE DEVELOPMENT |
| 2. GROSVENOR PLAZA | 25. 199 SOUTH LOS ROBLES BUILDING | 43. CIVIC CENTER WEST |
| 3. PACIFIC BELL HEADQUARTERS | 26. 100 S. LOS ROBLES (KAISER) | 44. PUBLIC SAFETY BUILDING |
| 4. PASADENA CENTER | 27. 101 S. OAKLAND (KAISER) | 45. YMCA REHABILITATION |
| 5. BANKAMERICARD CENTER | 28. KAISER PERMANENTE HEADQUARTERS | 46. MEMORIAL PARK MASTER PLAN |
| 6. PARSONS CO HEADQUARTERS | 29. WALNUT PLAZA OFFICE BUILDING | 47. 200 NORTH EUCLID MIXED USE |
| 7. BROWN AND CALDWELL | 30. PLAZA LAS FUENTES PHASE I | 48. ALL SAINTS CHURCH EXPANSION |
| 8. FIRST INTERSTATE MORTGAGE | 31. OPERATING ENGINEERS AS PENSION TRUST | 49. 200 E. CORSON OFFICE BUILDING |
| 9. PARK CENTER OFFICES | 32. OPERATING ENGINEERS AS UNION BUILDING | 50. ONE EAST UNION |
| 10. PASADENA CENTER HOLIDAY INN | 33. FAIR OAKS PLAZA OFFICE BUILDING | 51. PASADENA TRANSIT CENTER |
| 11. PLAZA CENTER | 34. TELEPHONE EMPLOYEES CREDIT UNION | 52. HALE BUILDING |
| 12. PLAZA PASADENA | 35. ARROYO SECO BUILDING | 53. 39 E. WALNUT, STUDIO |
| 13. PLAZA PASADENA GARAGES | 36. COURTYARD BUILDING | 54. 153 E. WALNUT, OFFICE |
| 14. CORDOVA TOWNHOUSES | 37. 200 SOUTH LOS ROBLES BUILDING | 55. NAUTILUS PLUS |
| 15. CORDOVA PARK VILLAS | 38. PLAZA LAS FUENTES PHASE II | 56. ARROYO CINEMA PLAZA |
| 16. PARK PLACE OFFICES | 39. LOS ROBLES/GREEN MIXED USE | 57. COURTHOUSE SQUARE |
| 17. HERSHEY OIL BUILDING | 40. WESTERN SECURITY BANK BUILDING | 58. PACIFIC ASIA MUSEUM EXPANSION |
| 18. BECKHAM PLACE RESTAURANT | 41. ARMORY CENTER FOR THE VISUAL ARTS | |
| 19. PASADENA ATHLETIC CLUB | | |
| 20. BANK OF AMERICA OFFICE | | |
| 21. DIRECTOR'S LIFE BUILDING | | |
| 22. LIVERY REHABILITATION | | |
| 23. CROSSROAD OFFICE BUILDING | | |

NORTH

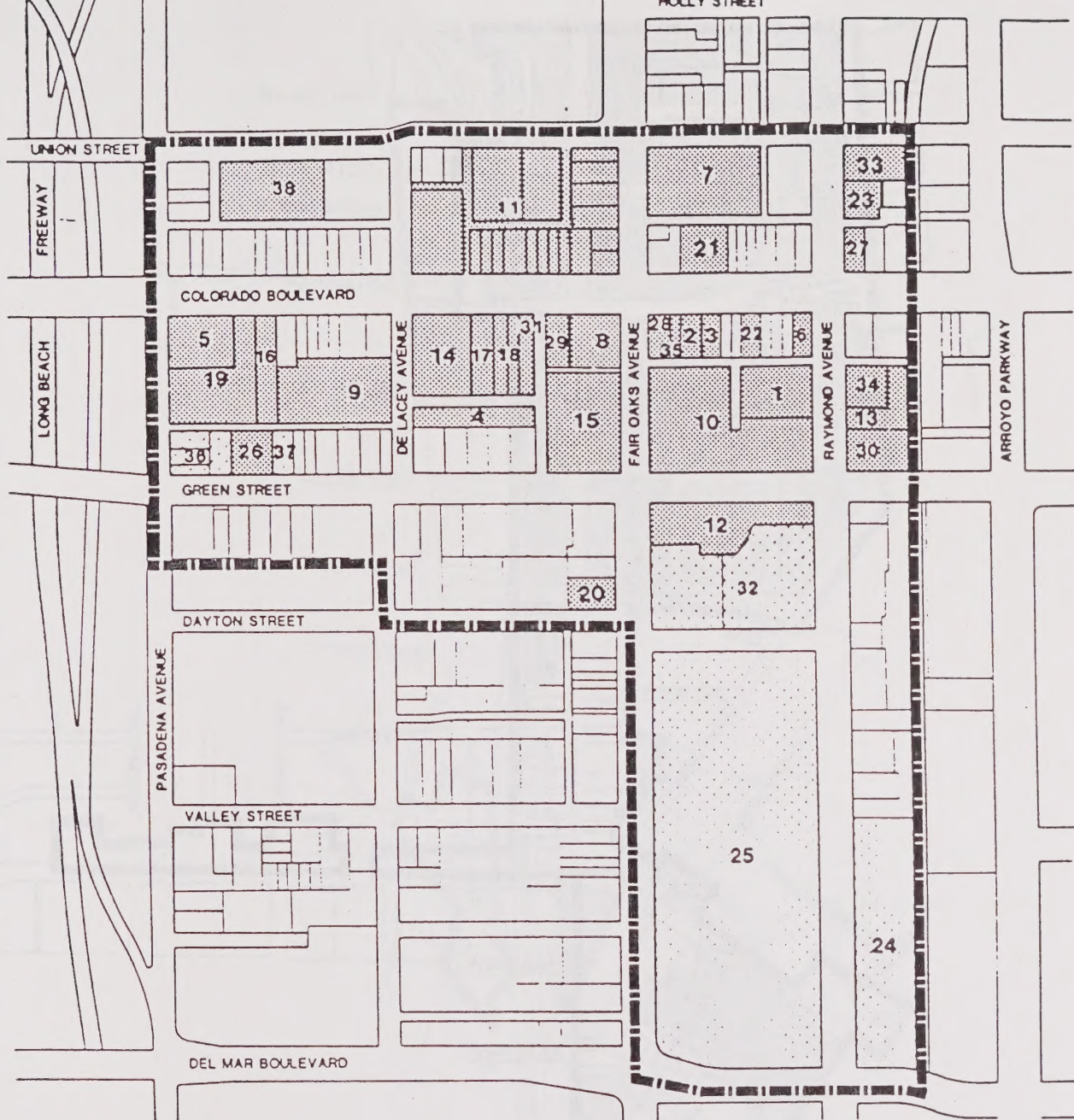


SCALE

0' 250' 500'

Projects completed or under construction
Proposed projects





OLD PASADENA

REDEVELOPMENT PROJECT

- | | |
|-------------------------------------|--|
| 1. THE BRALEY BUILDING | 22. 40 EAST COLORADO |
| 2. PASADENA VALLEY & UNION BUILDING | 23. SCANDIA BUILDING REHABILITATION |
| 3. 26 EAST COLORADO | 24. PASADENA TRANSIT CENTER |
| 4. BRUGNOLE FITNESS CENTER | 25. CENTRAL PARK MASTER PLAN |
| 5. TANNER MARKET PHASE I | 26. 141 WEST GREEN |
| 6. STOWELL BUILDING | 27. UNION SAVINGS BUILDING |
| 7. FAIR OAKS UNION PARKING FACILITY | 28. BEAR BUILDING |
| 8. DODDS NORTHWARD ESTATE PROJECT | 29. BRUNSWICK COURT BUILDING |
| 9. DE LACEY PARKING FACILITY | 30. EL REY HOTEL REHABILITATION |
| 10. SCHOOLHOUSE PARKING FACILITY | 31. 40 WEST COLORADO |
| 11. ONE COLORADO | 32. HOTEL GREEN PHASE II |
| 12. HOTEL GREEN REHABILITATION | 33. RAYMOND/UNION PARKING FACILITY |
| 13. LIVERY BUILDING | 34. VANDERVORT BUILDING REHABILITATION |
| 14. UNITED ARTISTS THEATER | 35. 35th BAR REHABILITATION |
| 15. CROWN CITY BUILDING | 36. 149 W. GREEN, MIXED USE |
| 16. OLD CELLOPHANE BUILDING | 37. 125 W. GREEN REHABILITATION |
| 17. ART CENTER DOWNTOWN STUDIO | 38. TYPE CRAFT COMPANY |
| 18. 42 WEST COLORADO | |
| 19. TANNER MARKET PHASE II | |
| 20. 107 SOUTH FAIR OAKS | |
| 21. EXCHANGE BUILDING | |

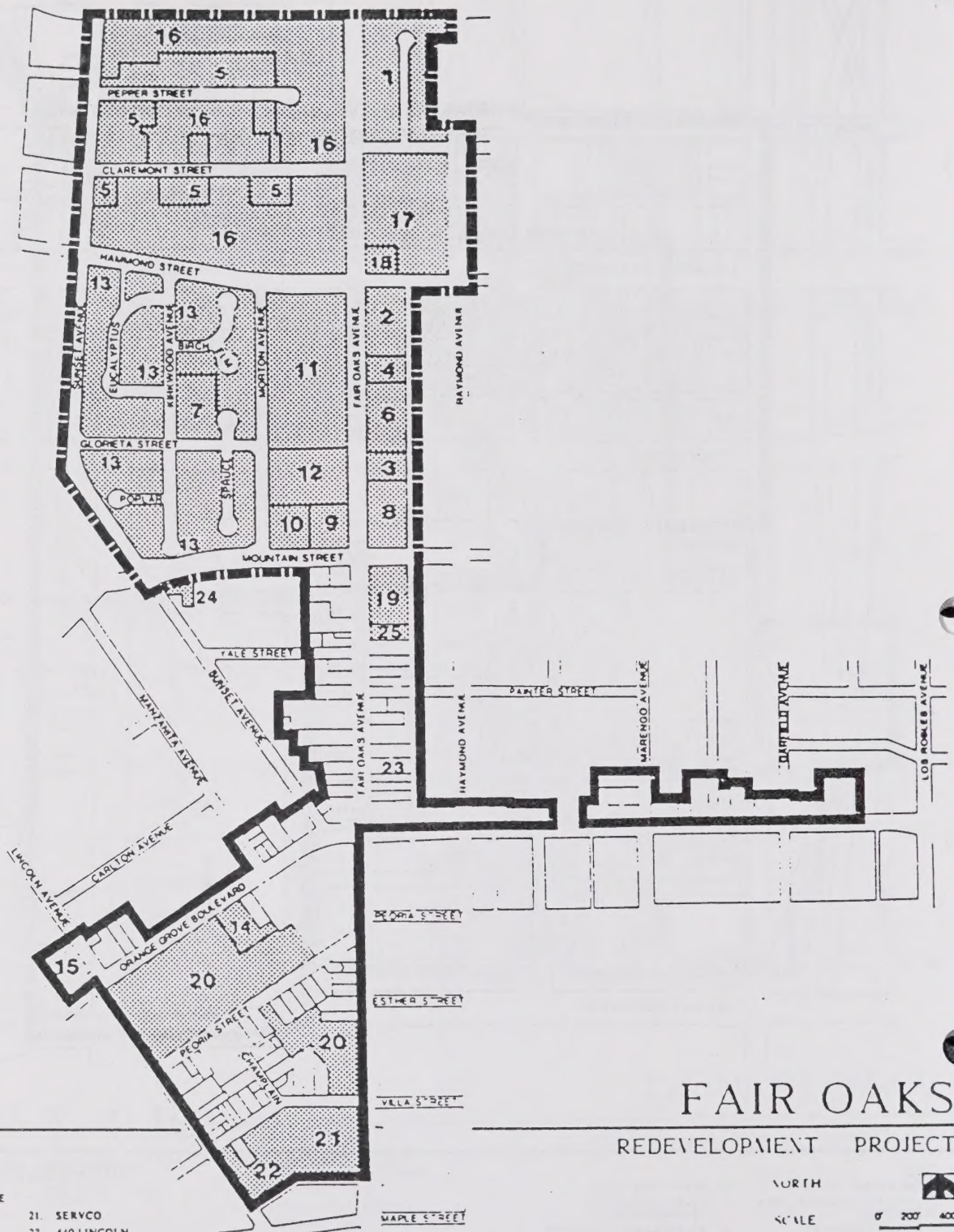
NORTH



SCALE 0' 100' 200'

Projects completed or under construction
Proposed projects





FAIR OAKS

REDEVELOPMENT PROJECT

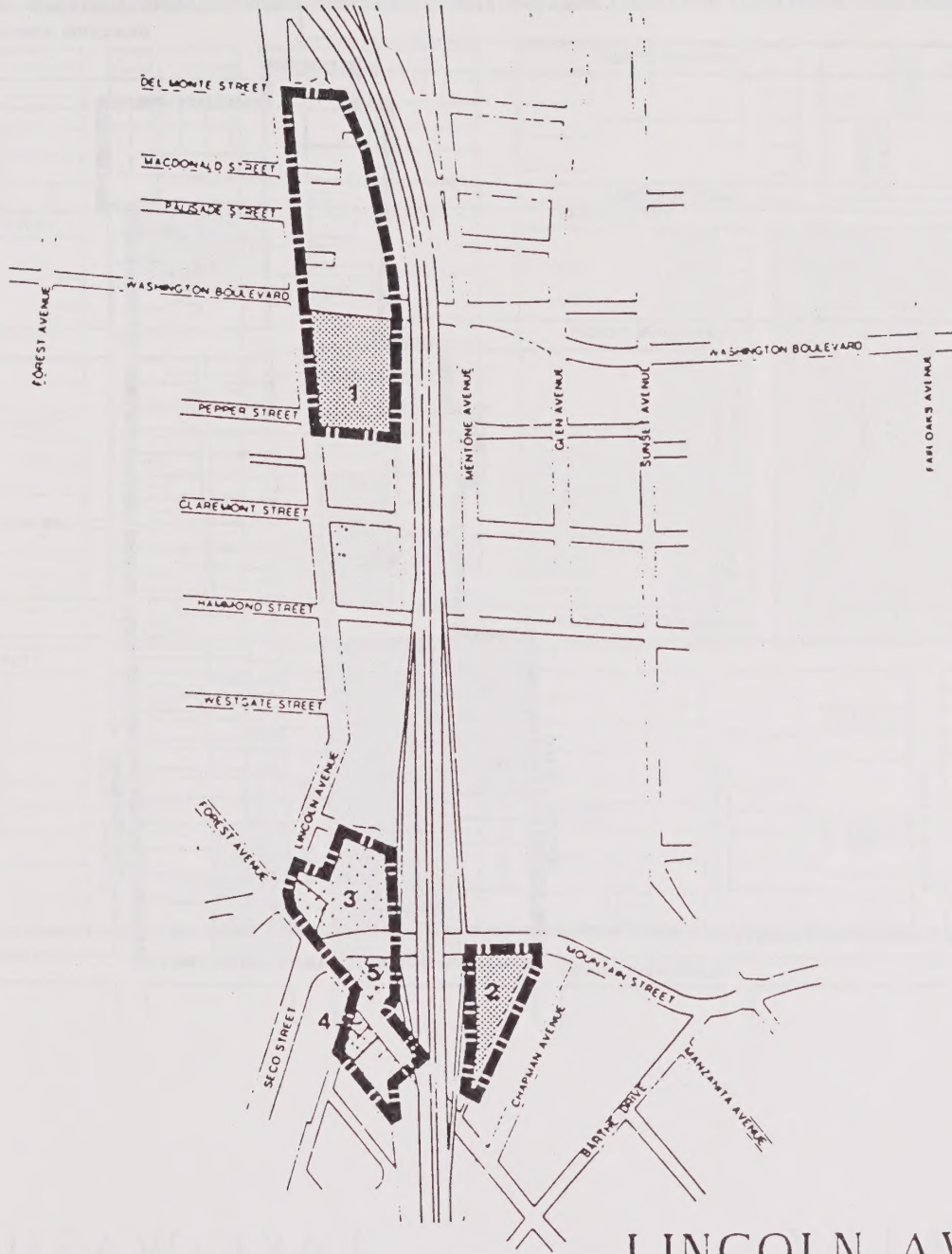
NORTH 

SCALE 0' 200' 400'

Projects completed or under construction 

Proposed projects 

1. SENIOR CITIZENS HOUSING
2. ROSE BOWL STATION OFFICE
3. AMERICAN FRIENDS COMMITTEE
4. SAINT BARNABAS CHURCH
5. SINGLE FAMILY RESIDENTIAL
6. JACKIE ROBINSON CENTER
7. CME CHURCH
8. READY PAC PRODUCE
9. SCHRY WAY CASES
10. FESTIVAL ARTIST
11. ROBINSON PARK & RECREATION CENTER
12. HIGHLAND PLASTICS MFG CO.
13. SOUTHERN SUBDIVISION
14. JONES OFFICE DEVELOPMENT
15. ARAJ COMMERCIAL DEVELOPMENT
16. KING'S VILLAGES REHABILITATION
17. FAIR OAKS BUSINESS PARK/ THE CASTLE PRESS
18. FIRE STATION NO. 34
19. FAIR OAKS/MOUNTAIN LIGHT INDUSTRIAL CENTER
20. REGIONAL POSTAL FACILITY
21. SERVCO
22. 440 LINCOLN
23. HERITAGE SQUARE
24. SUNSET/MOUNTAIN TOWNHOMES
25. HAMILTON METALCRAFT REHABILITATION
26. HAMILTON METALCRAFT REHABILITATION



LINCOLN AVENUE

REDEVELOPMENT PROJECT

1. LINCOLN WASHINGTON BUSINESS PARK
2. MOUNTAIN SOUTH DEVELOPMENT
3. MONROE SZKUBA DEVELOPMENT SITE
4. LINCOLN BLAKE TOWNHOUSE PROJECT
5. LINCOLN MOUNTAIN "B" OFFICE DEVELOPMENT SITE

NORTH



SCALE

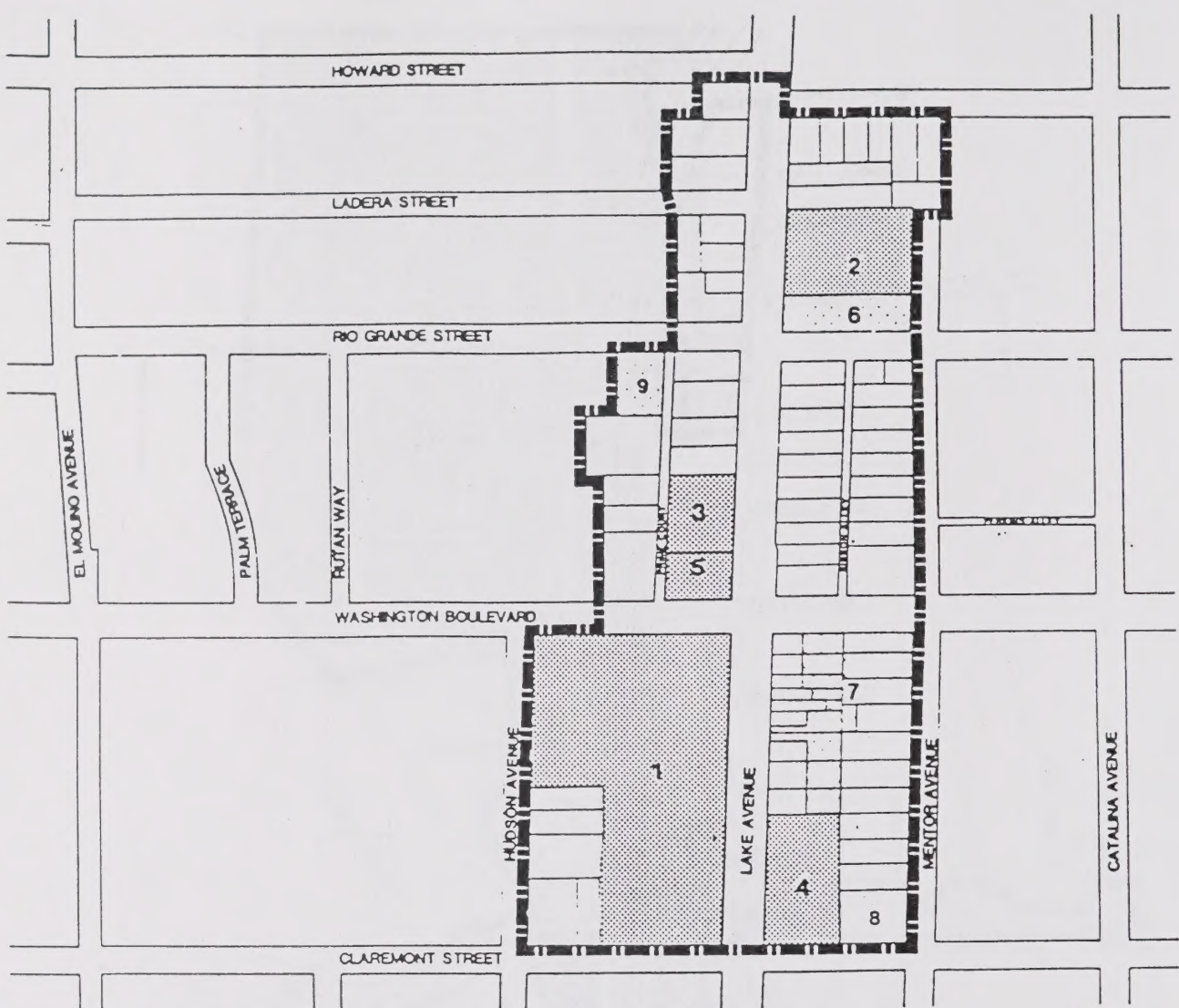
0' 200' 400'

Projects completed or under construction



Proposed projects





LAKE/WASHINGTON

REDEVELOPMENT PROJECT

1. NORTH LAKE SQUARE
2. CALAR DEVELOPMENT
3. NORTH LAKE AVENUE NEIGHBORHOOD CENTER
4. CABARET CATERING
5. TANNER DAVIS BUILDING REHABILITATION
6. OFFICE EXPANSION
7. BLOCK J PARKING
8. 925 E. CLAREMONT HOUSING SITE
9. RIO GRANDE HOUSING SITE

NORTH



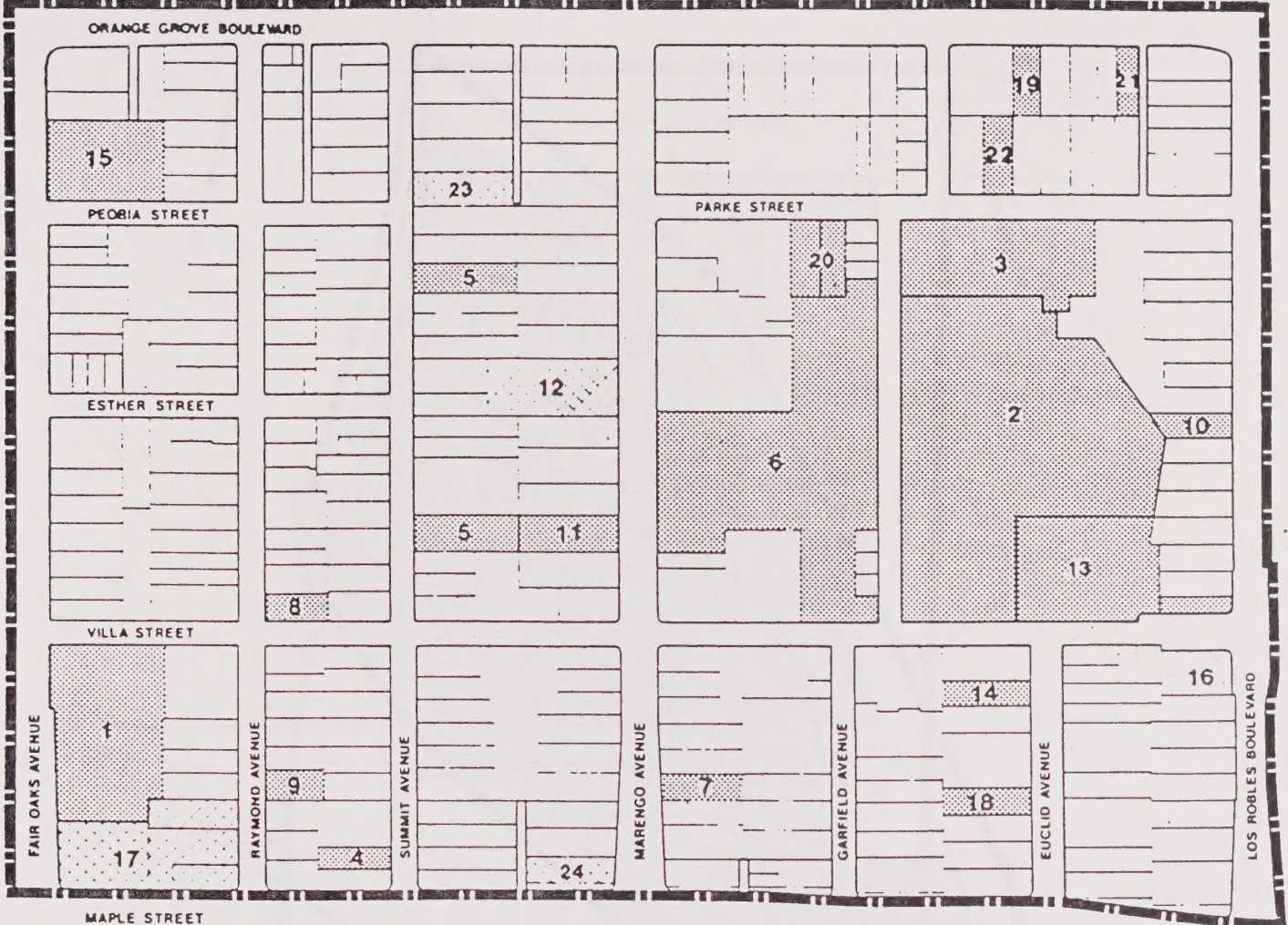
SCALE 0' 100' 200'

Projects completed or under construction



Proposed projects





VILLA-PARKE

REDEVELOPMENT PROJECT

- | | |
|---|---|
| 1. THROOP LUMBER | 16. VILLA LOS ROBLES HOUSING SITE |
| 2. VILLA PARKE PLAYGROUND & PARK | 17. 404 NORTH FAIR OAKS HOTEL/RESIDENTIAL |
| 3. VILLA PARKE MULTI USE PLAYFIELD | 18. 423 NORTH EUCLID |
| 4. 403 NORTH SUMMIT RICATTO DEVELOPMENT | 19. 352 E. ORANGE GROVE |
| 5. 522 608 NORTH SUMMIT SUN COAST DEVELOPMENT | 20. 276 282 E. PARKE RESIDENTIAL REHAB. |
| 6. VILLA MARENGO CONDOMINIUMS | 21. 384 E. ORANGE GROVE |
| 7. 422 NORTH MARENGO HOUSING SITE | 22. 345 PARKE STREET |
| 8. 490 NORTH RAYMOND HOUSING SITE | 23. 640 N. SUMMIT HOUSING SITE |
| 9. 426 NORTH RAYMOND HOUSING SITE | 24. MARENGO/MAPLE HOUSING SITE |
| 10. 555 NORTH LOS ROBLES HOUSING SITE | |
| 11. 517 NORTH MARENGO HOUSING SITE | |
| 12. 553 569 NORTH MARENGO HOUSING SITE | |
| 13. VILLA PARKE CENTER EXPANSION | |
| 14. 443 N. EUCLID HOUSING SITE | |
| 15. JEFECO LIGHT INDUSTRIAL DEVELOPMENT | |

NORTH



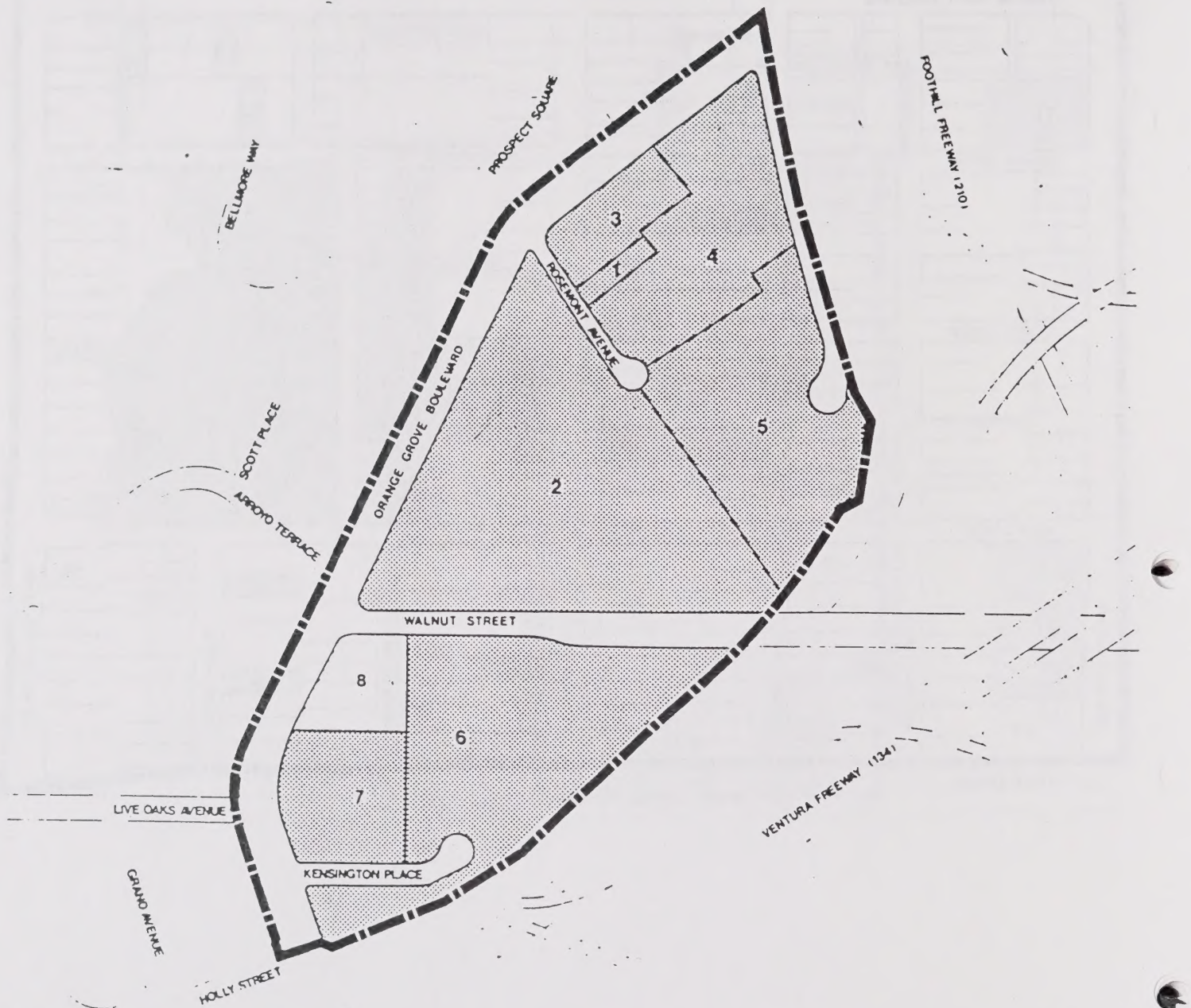
SCALE 0' 100' 200'

Projects completed or under construction



Proposed projects

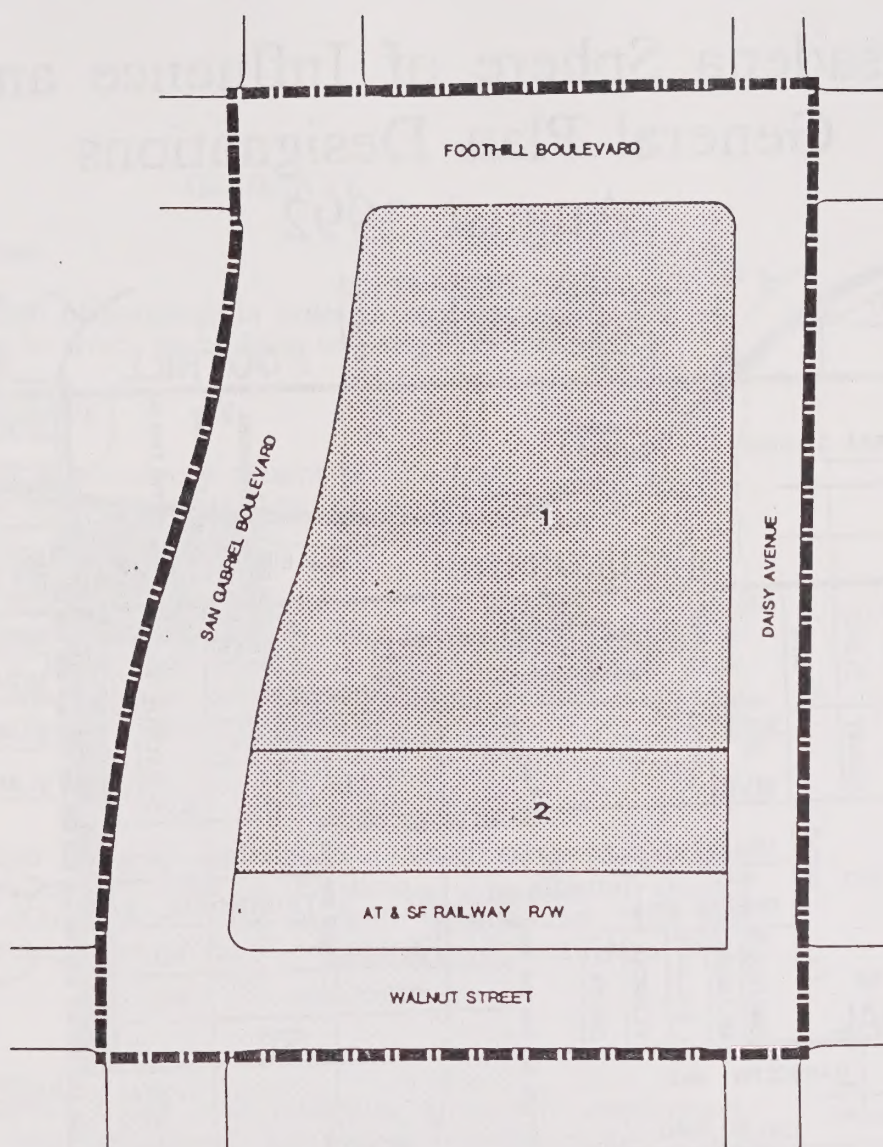




ORANGE GROVE

REDEVELOPMENT PROJECT

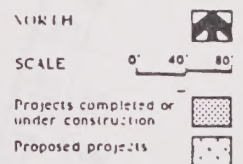
1. RESIDENTIAL REHABILITATION
2. ORANGE GROVE VILLAGE
3. SCOTT METHODIST CHURCH
4. ORANGE GROVE VILLAGE II
5. ROOSEVELT SCHOOL
6. AVERY INTERNATIONAL CORPORATION
7. PASADENA HISTORICAL SOCIETY
8. PASADENA HISTORICAL SOCIETY EXPANSION



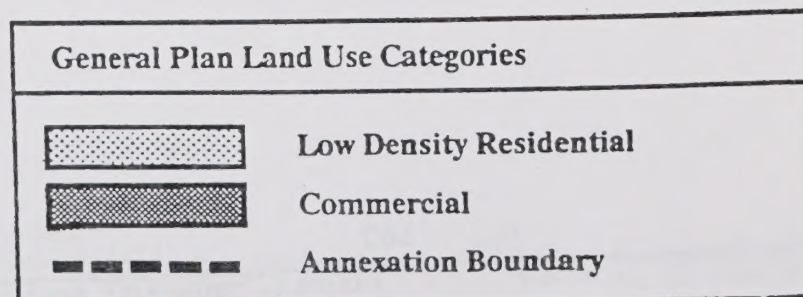
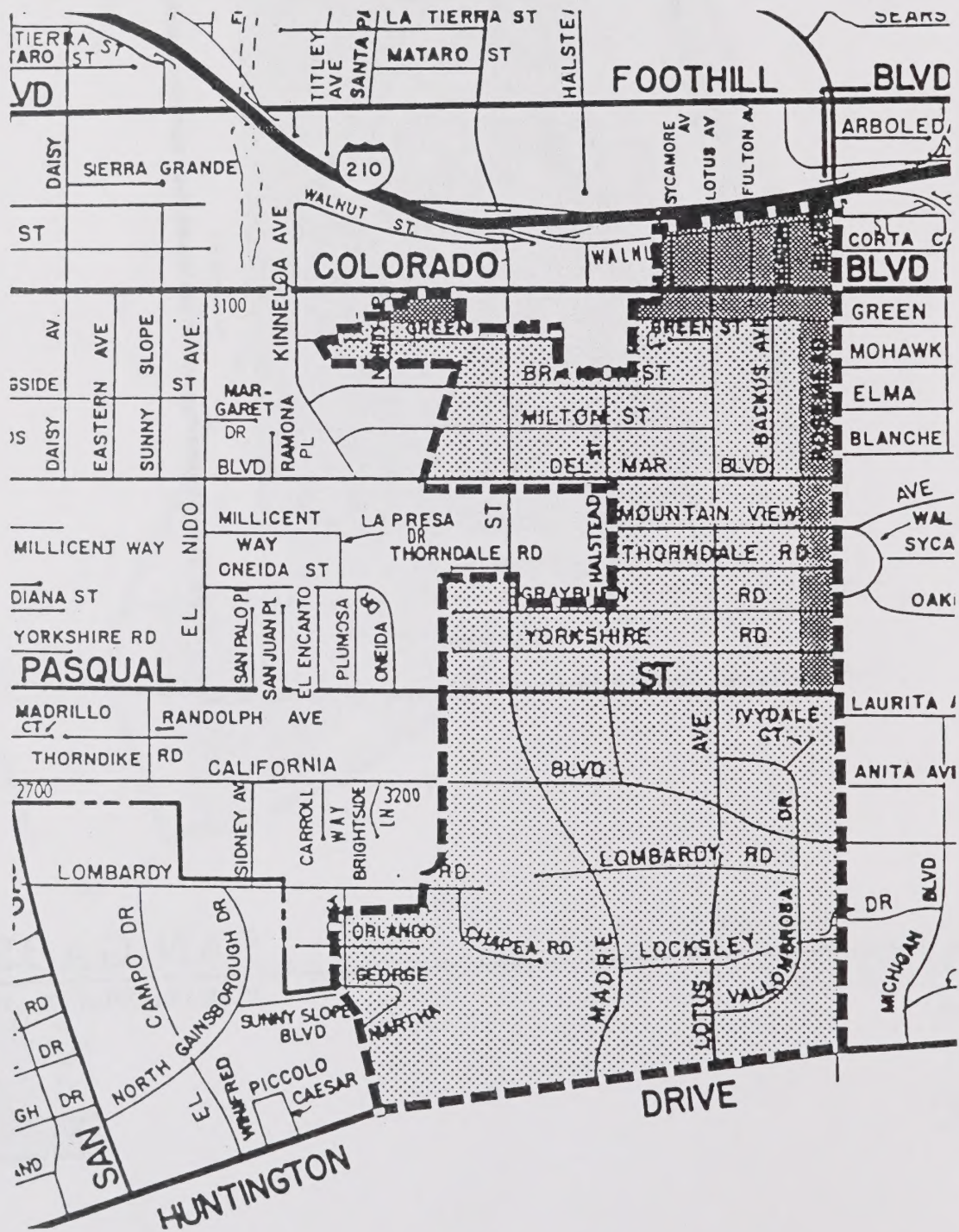
SAN GABRIEL

REDEVELOPMENT PROJECT

- 1. U.S. MANUFACTURING
- 2. LYONS VAN AND STORAGE



Pasadena Sphere of Influence and General Plan Designations August 1992



GLOSSARY

Adaptive Reuse

The modification of buildings in order to accommodate a land use other than that for which the building was originally constructed.

Affordable Housing

Housing which is priced as a reasonable percentage of total income for households at income levels of moderate and below.

Building Envelope

The three - dimensional space within which a structure is permitted to be built on a lot. This space is defined with respect to such development regulations as height, setback requirements, floor area ratio, lot coverage, and intensity standards.

Central District (CD)

The area within the City traditionally referred to as "downtown" which constitutes the center of Pasadena. The Central District encompasses "Old Pasadena" and the South Lake District. This area contains a concentration of the City's commercial, retail, and office uses.

Circulators

Local bus service which links residential areas with employment, commercial, retail, institutional, and recreation areas/facilities.

Collector Streets

Streets designed for lower volumes of traffic and located near residential areas. Collector streets provide a connection between the arterial system and local residential and commercial areas.

Community Services

Public and private businesses and organizations which provide needed retail, commercial, and social services to the community, such as laundries, child care, etc.

Conditional Use Permit (CUP)

A special permit required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with surrounding development.

Density Bonus

The allowance of additional building density (square footage or number of residential units) in exchange for the provision of specific amenities such as affordable housing or child care services. Density bonus is used as an incentive to project developers for the provision of needed services or amenities.

Discretionary Land Use Decision

Land use decisions which involve the exercise of judgment on the part of local officials in determining the appropriateness of certain development applications. These types of decisions are contrasted by "as-of-right" development which are specifically authorized by land use regulations.

Downzoning

A change in the zoning classification of land to a district which permits development that is less intensive or less dense.

Floor Area Ratio

The amount of permitted building floor area on a lot in relation to the size of the lot. For example, a building of 10,000 square feet on lot which is 20,000 square feet has a floor area ratio of 0.50.

Free Fare Zones

Specific areas of the city within which no fee is charged for public transit ridership.

Granny Flats

A second unit which is an attached or detached dwelling unit that provides complete living facilities for one or more persons. The unit includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is located. Typically regulations governing granny flats contain either occupancy restrictions or standards limiting the size of the unit.

High Income

Income category defined as above 120% of the median income for the Los Angeles/Long Beach Primary Metropolitan Statistical Area.

High Occupancy Vehicle (HOV) Lanes

A roadway, or lanes, developed in a separate right-of-way and designated for the exclusive use of vehicles with a ridership of two or more including busses.

Infill Sites

Vacant parcels of land which are surrounded by development.

Infrastructure

Those improvements which serve as the underlying foundation for land development. These improvements would include streets, sewers, and utilities.

Intensity Standards

Regulations that specify the amount of development allocated within each land use category.

Land Use Diagram

Generalized land use map which identifies the General Plan land use categories and graphically depicts the principles, objectives and policies of the General Plan.

Light Rail

Medium capacity rail transit that provides passenger capacities ranging from 2,000 to 20,000 passengers an hour. Light rail can operate on either grade separated, reserved right-of-way, or can operate in mixed traffic on city streets.

Local Streets

Streets designed for low traffic volumes primarily serving the residential needs of the community. The function of local streets is to provide access to adjacent properties within residential areas.

Low Income

Income category defined as 50% to 80% of the median income for the Los Angeles / Long Beach Primary Metropolitan Statistical Area.

Mansionization

Term used to describe residential building additions, or building replacements, which lack compatibility with the scale and character of the surrounding neighborhood. Typically such additions, or replacements, are constructed in conformance with existing development regulations.

Master Plan

A document which sets forth rules for development on property owned by major public institutions within the City.

Minor Arterial Streets

Streets designed to carry traffic from primary arterials to collectors and local streets, as well as local traffic generators and other employment centers.

Mitigation Measures

Conditions imposed upon a project with the intent of avoiding, or minimizing, the potential negative impact of the project.

Mixed Use

Type of development which allows a combination of land uses within a single development.

Mode Specific Corridor

Transportation corridor designed for the use of a specific transportation alternative.

Moderate Income

Income category defined as 80% to 120% of the median income for the Los Angeles / Long Beach Primary Metropolitan Statistical Area.

Multi-Modal Corridor

Transportation corridor designed for the use of a variety of transportation alternatives.

Northwest Enterprise Zone

Specific designated area, approved by the Department of Commerce, which provides State and local incentives and programs to businesses within the area not available to businesses outside the zone. The purpose of this program is to provide incentives for business investment and location within the specified district.

Objective

A statement which sets forth an ultimate purpose that the City shall strive to attain.

Paratransit

Encompasses a variety of transportation services that are not rail/fixed guideway or fixed route bus service. These services could include carpooling, vanpooling, shared-ride taxi, or subscription bus service.

Park and Ride Lots

Parking facilities designated for users of mass transit, providing a central location for departure and arrival.

Pedestrian Oriented Development

Pedestrian oriented development systems provide clear, comfortable pedestrian access to a commercial area and transit stop. Pedestrian routes should be located along and visible from streets. Primary pedestrian routes and bikeways should be bordered by the frontage of residential properties, public parks, plazas, or commercial uses.

Performance Oriented Requirement

Regulations which are based upon a minimum or maximum allowable limit rather than a specific standard. This approach is intended to allow greater flexibility in development.

Planned Development

A legal mechanism for developing parcels larger than 2 acres in a cohesive manner in order to ensure orderly planning and quality design.

Policy

A specific statement of principle intended to identify methods and programs to achieve stated objectives.

Population Density

Refers to the average number of persons per a given unit of land; usually expressed in terms of "per acre".

Primary Arterial Streets

Streets designed to carry large volumes of traffic from one part of the City to another, and to provide access to the freeway system. These streets carry both local traffic and through traffic.

Principal Mobility Corridor

Transportation corridors designed to carry the bulk of traffic within the City. Specific strategies will be developed to focus travel onto these corridors.

Principal Transportation Corridor

Multi-modal transportation corridors within the City designed to provide the principal movement of residents within the City. Transportation corridors will be designed for a variety of transportation alternatives such as public transit, bicycles, pedestrians, and autos.

Redevelopment Area

An area of the City which has been specifically targeted for revitalization, enhancement, or intensification. Plans are prepared for these areas with the intent of achieving the desired development objective.

Revitalization Sites

Urbanized areas where the quality of development is significantly deteriorated, or the land is underutilized.

Scale

Refers to the physical proportions of an existing district or neighborhood. Such factors as height, setback, and density of existing development determine the proportions of a given area.

Section 8 Housing

Rental housing partially subsidized through the Federal Section 8 program.

Single Room Occupancy

A residential unit designed for the occupancy by one or two individual tenants. Such units typically do not have both separate bathroom and kitchen facilities.

Smart Corridor

Mobility corridor designed to focus "through traffic" into the freeway corridors. Certain mechanisms such as traffic signalization and higher traffic speeds will be implemented to encourage the use of these corridors.

Spatial Attributes

Physical space that is created by walls and the inherent physical characteristics which define that space.

Specific Plan

An implementation tool authorized by State law which contains detailed development standards, distribution of land uses, infrastructure requirements and implementation measures for the development of a specific geographic area.

Targeted Development

Land use strategy which focuses development and economic growth into specific "targeted" areas of the City. This strategy recognizes that the issue of the total amount of development is not as significant as the location and type of development.

Targeted Development Area

Geographic areas of the City which have been designated as the focus for targeted development.

Tot Lot

Recreational parks designed for use by small children.

Transit Feeder Service

Service designed to provide transportation to public transit stations. For example the movement of people from residential areas to transit stations.

Transit Oriented Development

Mixed use neighborhoods located within a quarter mile walking distance of light rail stops or bus transfer stations. Urban transit oriented developments may be developed at higher commercial intensities and residential densities. Transit oriented developments have commercial areas located adjacent to the transit stops. These commercial areas should include convenient shopping, professional office, restaurants, service commercial, and entertainment for transit riders. The boundaries of a transit oriented development area shall generally not be further than 2,500 feet from a transit stop.

Transportation Demand Management (TDM)

A program of specific measures designed to reduce transportation demand. Such measures typically include carpool, vanpool, staggered work hours, and guaranteed ride-home programs.

Transportation Management Organization (TMO)

Organizations developed to implement the alternative measures identified within the Transportation Demand Management Program.

Unimproved Street

An unpaved roadway which lacks any physical enhancement.

Urban Village

A planning model which advocates the development of cities as a collection of small villages. This model involves the clustering of housing, retail and commercial uses, open space, and cultural and entertainment uses near transportation corridors, utilizing Mixed Use pedestrian-oriented configurations and appropriate housing densities.



Variance

Discretionary permit intended to resolve practical difficulties or unnecessary physical hardships that may result from the size, shape, or dimensions of a site or existing structures; physical conditions of a site; street locations or traffic conditions in the immediate vicinity.

Very Low Income

Income category defined as 30% to 50% of the median income of the Los Angeles / Long Beach Primary Metropolitan Statistical Area.

Zoning Buildout

A growth scenario which assumes that development will occur to the maximum extent allowed by the City's zoning regulations.

NOTE - These are not zoning code definitions. Consult the Zoning Code for legal zoning definitions.